



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 17:05:18
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660004255 Parcel ID 000000-00-0-10515-004-0014 Cadastral ID 05-21-16-08060 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 319373 WILES, BRUCE N & GLENDA B TRUST 1840 CRESTVIEW CIR CLAREMORE OK 74017-0000 Parcel Location Situs 01840 CRESTVIEW CIR Subdivision WILL ROGERS HGTS II Lot/Block 0014 / 0004 Parcel Size .9 - Lots Sec/Twn/Rng 5 / 21 / 16 / 5 Neighborhood 1183 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.33135316 -95.63053042 LOT 14 BLOCK 4 LESS THAT PT BEG: SE/C LOT 14 TH NELY ALG E/L OF SD LOT 14, 132.71' TO NE/C OF LOT 14; NWLY ALG N/L OF SD LOT 14 30' TO A PT, SWLY 135.81' TO POB, BLOCK 4 WILL ROGERS HGTS II																																																																																																																									
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Lot Data	Square-Foot - NBHD 1183 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LOT SIZE ADJUSTMENT	
	0	
	0	
Method	Square-Foot	
Base Lot Value	11,968.00 x 4.44 = 53,160	
Factor Value		
Adjustments	1.0000	
Lot Value	53,160	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,730 / 1,730
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,730
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	528 Attached Garage - Unfinished 1 Stalls
Remodel	
Year/Eff Age	2000 / 20



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	230,732	133.37	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	5
Indicated Value	213,540 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	199,820		
Lot Value	53,160		
Indicated Value	252,980	146.23	Per SqFt
Agland Value			
Site Improvements	7,782		
Total Value	260,762	150.73	Total Value Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	110.84	Total Misc Impr	+	9,365	
Roofing Adj	+ 4.84	Garage Cost	+	16,627	
Subfloor Adj	+ -2.31	Total RCN	=	259,507	
Heat/Cool Adj	+ 12.64	Depreciation (23%)	-	59,687	
Plumbing Adj	+ 8.97	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	199,820	
Adj Base Cost	= 134.98	Lot Value	+	53,160	
Total Area	x 1,730	Indicated Value	=	252,980	
Adjusted Cost	= 233,515	Value Per SqFt		146.23	

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	10835	7x3		21	26.86		564
PRCH	SLAB PORCH - COVERED	10836	15x8		120	26.55		3,186



Rogers

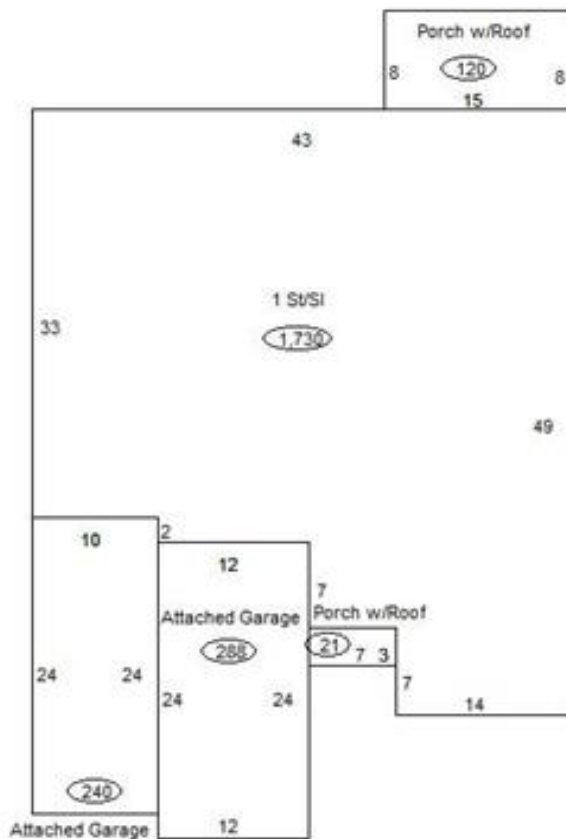
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Sketch Image

660004255



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,730	1.000	1,730
2	G	1		13	Attached Garage	288	1.000	288
3	G	1		13	Attached Garage	240	1.000	240
4	M	PRCH		13	SLBC	21	1.000	21
5	M	PRCH		13	SLBC	120	1.000	120
Total Building Area						1,730		1,730



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			512
	Qual 2	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)		RCNLD
Base Cost (16.00 x 512)		8,192		8,192 410		7,782