



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 14:28:57
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Assessment Data					Primary Image																																																																																																																				
Account 660005603 Parcel ID 000000-00-0-10503-001-0004 Cadastral ID 06-21-16-05250 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 294851 WOOD, JOHN D & GLENDA J-TRUST 1500 COLLEGE PARK RD CLAREMORE OK 74017-0000 Parcel Location Situs 01500 COLLEGE PARK RD Subdivision WESTWOOD MANOR Lot/Block 0004 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 6 / 21 / 16 / 5 Neighborhood 1181 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.32339487 -95.64275306																																																																																																																									
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Lot Data	Square-Foot - NBHD 1181 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	2.4433	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	106,430.00 x .91 = 97,269	
Factor Value		
Adjustments	0.9000	
Lot Value	87,542	

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	1,984 / 1,984
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,984
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	672 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2009 / 13



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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	297,799	150.10	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	40,400		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	105.11	Total Misc Impr	+	13,671			
Roofing Adj	+ 4.60	Garage Cost	+	20,220			
Subfloor Adj	+ -2.43	Total RCN	=	287,327			
Heat/Cool Adj	+ 12.64	Depreciation (13%)	-	37,353			
Plumbing Adj	+ 7.82	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	249,974			
Adj Base Cost	= 127.74	Lot Value	+	87,542			
Total Area	x 1,984	Indicated Value	=	337,516			
Adjusted Cost	= 253,436	Value Per SqFt		170.12			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	249,974		
Lot Value	87,542		
Indicated Value	337,516	170.12	Per SqFt
Agland Value			
Site Improvements	30,713		
Total Value	368,229	185.60	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	13354	38x8		304	25.98		7,898
PRCH	SLAB PORCH - COVERED	13355	22x10		220	26.24		5,773



Rogers

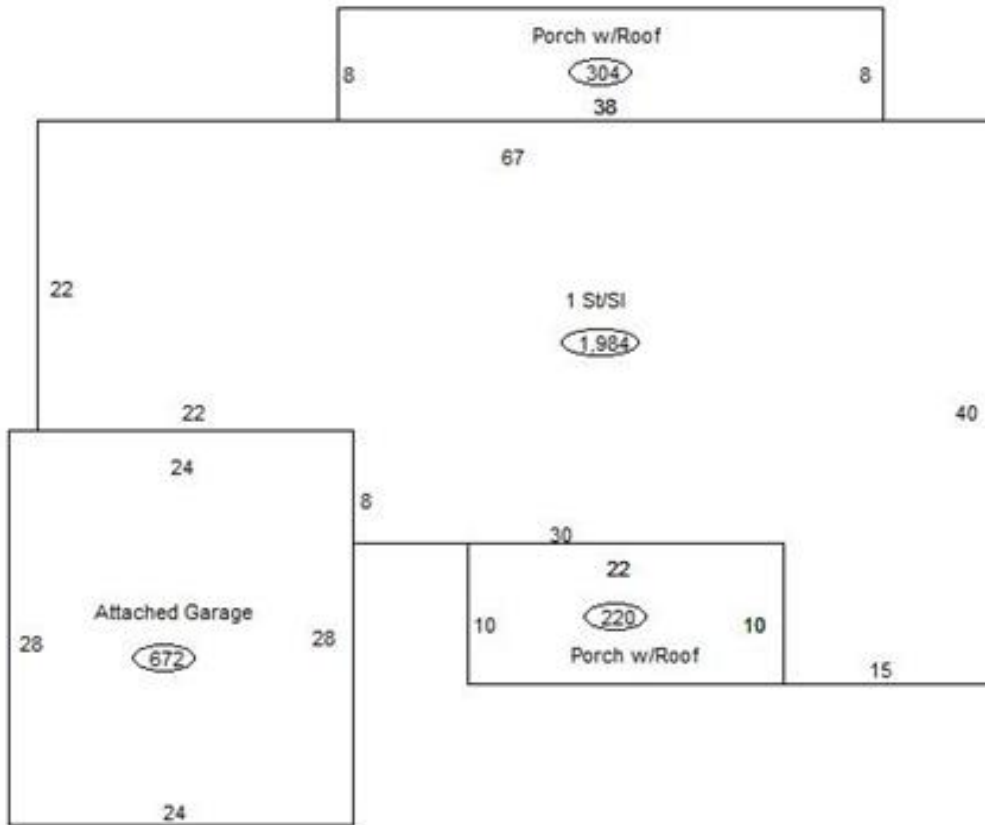
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Sketch Image

660005603



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,984	1.000	1,984
2	G	1		13	Attached Garage	672	1.000	672
3	M	PRCH		13	SLBC	304	1.000	304
4	M	PRCH		13	SLBC	220	1.000	220
Total Building Area						1,984		1,984



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,500
	Qual 2	Cond 3	Year 2008	Eff Age 14		
	Valuation Summary		Modifier Total	RCN	Depr (31% Phys/ % Func)	RCNLD
	Base Cost (28.71 x 1,500)		43,065	43,065	13,350	29,715
	LT	LEAN-TO	12x30x0			360
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 360)		1,051	1,051	53	998
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					