



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 14:28:51
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Assessment Data					Primary Image																																																																																																															
Account 660005612 Parcel ID 000000-00-0-10503-001-0013 Cadastral ID 06-21-16-05340 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 346267 STAFFORD, BRENT & DANA FAMILY TRUST 1800 COLLEGE PARK RD CLAREMORE OK 74017-0000 Parcel Location Situs 01800 COLLEGE PARK RD Subdivision WESTWOOD MANOR Lot/Block 0013 / 0001 Parcel Size 2 - Lots Sec/Twn/Rng 6 / 21 / 16 / 5 Neighborhood 1181 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-5-3\IMG_0010. 5/3/2023</p>																																																																																																															
Legal Description Lat/Long: 36.32773738 -95.64273646 N 23' E 64.50' W 269' LOT 12 & LOT 13 LESS S 23' E 64.50' THEREOF & ALL OF LOT 14 BLOCK 1 WESTWOOD MANOR																																																																																																																				
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Lot Data	Square-Foot - NBHD 1181 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 2.4219 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 105,499.00 x .92 = 96,990 Factor Value Adjustments 1.0000 Lot Value 96,990		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% 1 1/2 Story Finished
Exterior Wall	20% Veneer, Stone 80% Frame, Siding, Wood
Base/Total Area	1,466 / 2,199
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	1,466 Total
Garage Type	572 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1979 / 35

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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	229,780	104.49	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	372,000		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	165,943		
Lot Value	96,990		
Indicated Value	262,933	119.57	Per SqFt
Agland Value			
Site Improvements	17,975		
Total Value	280,908	127.74	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	84.86	Total Misc Impr	+ 14,818				
Roofing Adj	+ 3.03	Garage Cost	+ 15,232				
Subfloor Adj	+ 0.78	Total RCN	= 296,327				
Heat/Cool Adj	+ 11.47	Depreciation (44%)	- 130,384				
Plumbing Adj	+ 8.06	Lump Sums	+ 0				
Basement Adj	+ 12.89	RCNLD	= 165,943				
Adj Base Cost	= 121.09	Lot Value	+ 96,990				
Total Area	x 2,199	Indicated Value	= 262,933				
Adjusted Cost	= 266,277	Value Per SqFt	119.57				

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	13381	204		204	23.55		4,804
PRCH	SLAB PORCH - COVERED	13382	209		209	23.53		4,918



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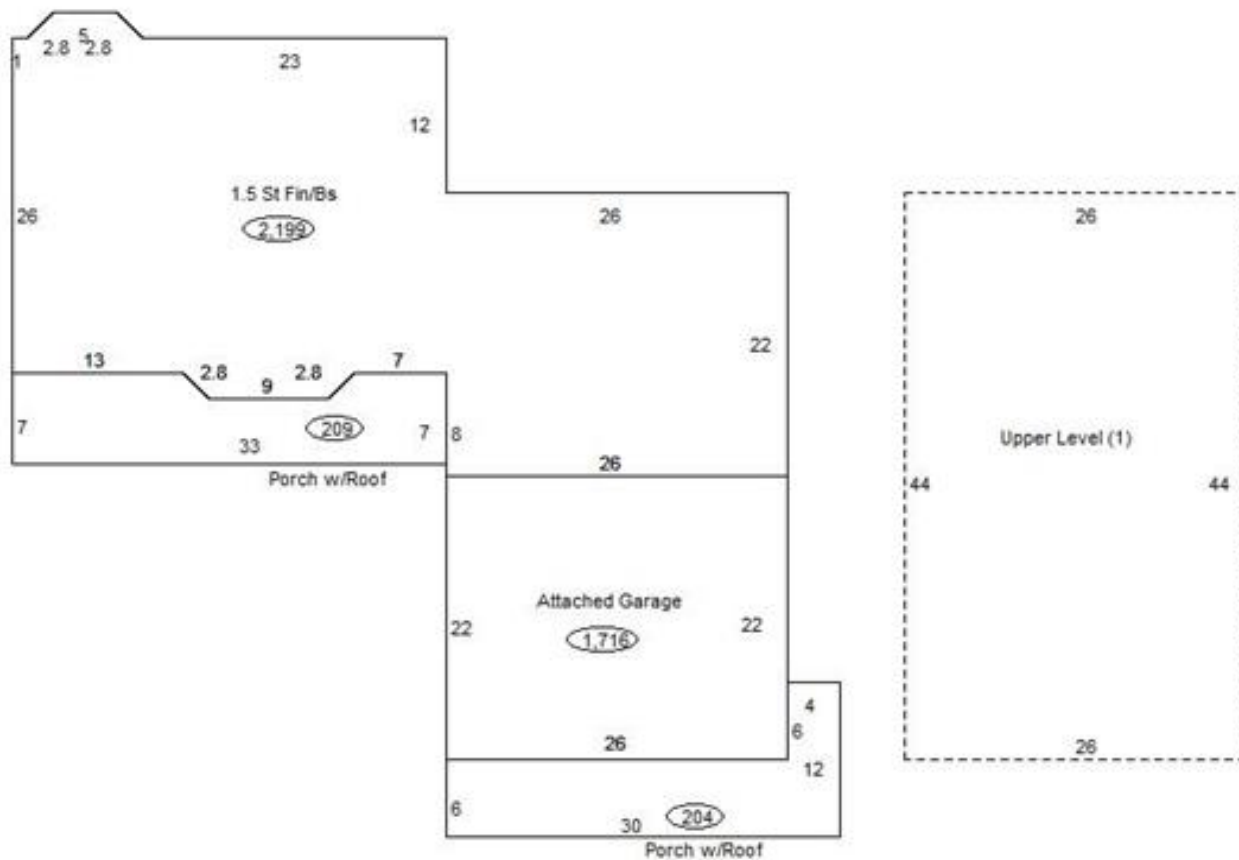
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		13	Attached Garage	572	1.000	572
2	M	PRCH		13	SLBC	204	1.000	204
3	M	PRCH		13	SLBC	209	1.000	209
4	R	5	Basement	13	1.5 St Fin/Bs	1,466	1.500	2,199
5	U	^UL		13	Upper Level (1)	1,144	1.000	1,144
Total Building Area						1,466		2,199



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL	0x0x0			1
	Qual 3	Cond 3	Year 2004	Eff Age 17		
		Valuation Summary	Modifier Total	RCN	Depr (61% Phys/ % Func)	RCNLD
		Base Cost (25,000.00 x 1)	25,000	25,000	15,250	9,750
	DTGF	DETACHED GARAGE FAIR	0x0x0			1,008
	Qual 2	Cond 3	Year 2000	Eff Age 20		
		Valuation Summary	Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
		Base Cost (16.00 x 1,008)	16,128	16,128	7,903	8,225