



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image				
Account	660005614								
Parcel ID	000000-00-0-10503-001-0015								
Cadastral ID	06-21-16-05360								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	317164								
LANE, ALAN M & LINDA S									
1808 COLLEGE PARK RD CLAREMORE OK 74017-0000									
Parcel Location									
Situs	01808 COLLEGE PARK RD								
Subdivision	WESTWOOD MANOR								
Lot/Block	0015 / 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 Lat/Long: 36.32842606 -95.64273003									
Building Permits									
LOT 15 BLOCK 1 WESTWOOD MANOR									
Number	Description	Opened	Closed	Amount					
2965	ACCESSORY BLDG R4	06/2002	02/2004	20,000					
2438	NEW HOME	01/2001	11/2001						
Exemptions									
Code	Type	Active	Maximum	Exemption	Sale History				
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	No	1,000		2517/488	WOLDRIDGE, ROGER A &	05/13/2015	325,000	YES
					1114/337	BENTZ, CHARLES R	05/15/1998	29,500	No
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2016	Land Value	96,939	85,533	11%	9,409	Assessed	43,853	4,053.33
Year Frozen	0	Improvements	313,119	313,119		34,444	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-92.00
TIF Project ID	0	Total Value	410,058	398,652		43,853	Total Taxable	42,853	3,961.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660005614	LANE, ALAN M & LINDA S	17	405,890	1000	41,575	3,843.00		
2024	2024-660005614	LANE, ALAN M & LINDA S	17	407,923	1000	40,334	3,728.00		
2023	2023-660005614	LANE, ALAN M & LINDA S	17	379,944	1000	39,131	3,584.00		
2022	2022-660005614	LANE, ALAN M & LINDA S	17	379,911	1000	37,962	3,514.00		
2021	2021-660005614	LANE, ALAN M & LINDA S	17	343,883	1000	36,827	3,252.00		
2020	2020-660005614	LANE, ALAN M & LINDA S	17	340,999	1000	35,846	3,282.00		
2019	2019-660005614	LANE, ALAN M & LINDA S	17	325,210	1000	34,773	3,221.00		
2018	2018-660005614	LANE, ALAN M & LINDA S	17	334,870	1000	35,836	3,311.00		
2017	2017-660005614	LANE, ALAN M & LINDA S	17	331,244	1000	35,437	3,255.00		
2016	2016-660005614	LANE, ALAN M & LINDA S	17	323,579	1000	34,594	3,247.00		
2015	2015-660005614	WOLDRIDGE, ROGER A &	17	313,056	1000	33,137	2,989.00		
2014	2014-660005614	WOLDRIDGE, ROGER A &	17	318,937	1000	32,142	2,981.00		
2013	2013-660005614	WOLDRIDGE, ROGER A &	17	301,439	1000	31,177	2,853.00		



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Lot Data	Square-Foot - NBHD 1181 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	2.4181	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	105,331.00 x .92 = 96,939	
Factor Value		
Adjustments	1.0000	
Lot Value	96,939	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	R3 Res Nbhd 3
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,727 / 2,895
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,727
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.5 /
Basement Area	
Garage Type	484 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	2000 / 20

Cost Approach		Manual : 01/2025	
Base Cost	94.38	Total Misc Impr	+ 8,171
Roofing Adj	+ 4.19	Garage Cost	+ 15,527
Subfloor Adj	+ -1.97	Total RCN	= 362,152
Heat/Cool Adj	+ 12.64	Depreciation ( 23%)	- 83,295
Plumbing Adj	+ 7.67	Lump Sums	+ 13,766
Basement Adj	+ 0.00	RCNLD	= 292,623
Adj Base Cost	= 116.91	Lot Value	+ 96,939
Total Area	x 2,895	Indicated Value	= 389,562
Adjusted Cost	= 338,454	Value Per SqFt	134.56



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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	325,276	112.36	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	363,960 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	292,623		
Lot Value	96,939		
Indicated Value	389,562	134.56	Per SqFt
Agland Value			
Site Improvements	20,496		
Total Value	410,058	141.64	Total Value Per SqFt

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	13387	16x6		96	26.63		2,556
WODO	WOOD DECK - OPEN	13388	1020		1,020	16.87	20%	13,766



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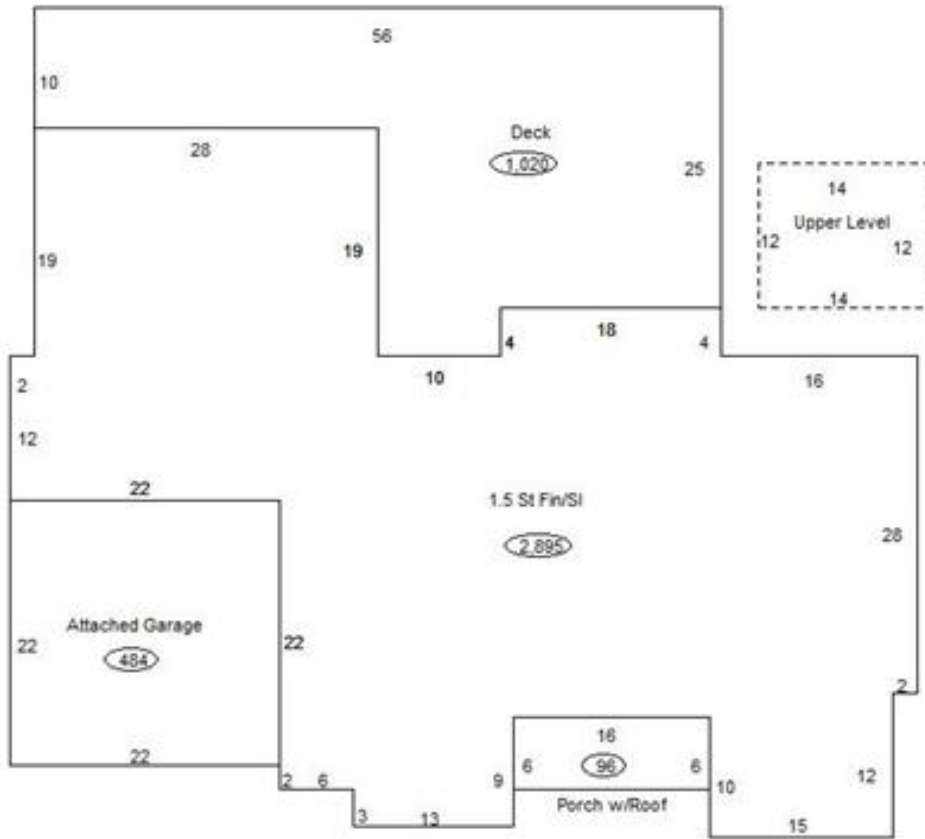
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,727	1.062	2,895
2	G	1		13	Attached Garage	484	1.000	484
3	M	PRCH		13	SLBC	96	1.000	96
4	M	WODO		13	WODO	1,020	1.000	1,020
5	U	^UL	Overhang	13	Upper Level	168	1.000	168
<b>Total Building Area</b>						<b>2,727</b>		<b>2,895</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	0x0x0			1,200
	Qual 3	Cond 3	Year 2003	Eff Age 17		
	<b>Valuation Summary</b> Base Cost (27.24 x 1,200) 32,688		<b>Modifier Total</b>	<b>RCN</b> 32,688	<b>Depr (40% Phys/ % Func)</b> 13,075	<b>RCNLD</b> 19,613
	LT	LEAN-TO	28x12x0			336
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b> Base Cost (2.92 x 336) 981		<b>Modifier Total</b>	<b>RCN</b> 981	<b>Depr (10% Phys/ % Func)</b> 98	<b>RCNLD</b> 883