



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:33:31
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660005616 Parcel ID 000000-00-0-10503-001-0017 Cadastral ID 06-21-16-05380 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 291002 JAMES, MARTIN & NANCY M REVOCABLE TRUST 1904 COLLEGE PARK RD CLAREMORE OK 74017-0000 Parcel Location Situs 01904 COLLEGE PARK RD Subdivision WESTWOOD MANOR Lot/Block 0017 / 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: 36.32933503 -95.64272236																																																																																																																									
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Lot Data	Square-Foot - NBHD 1181 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	2.412	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	105,067.00 x .92 = 96,860	
Factor Value		
Adjustments	1.0000	
Lot Value	96,860	

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	30% Veneer, Masonry 70% Frame, Siding, Vinyl
Base/Total Area	1,474 / 2,526
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,474
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1991 / 26



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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	250,744	99.27	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	4
Indicated Value	342,170 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	187,663		
Lot Value	96,860		
Indicated Value	284,523	112.64	Per SqFt
Agland Value			
Site Improvements	15,000		
Total Value	299,523	118.58	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	82.02	Total Misc Impr	+	16,617			
Roofing Adj	+ 2.64	Garage Cost	+	13,282			
Subfloor Adj	+ -0.68	Total RCN	=	288,713			
Heat/Cool Adj	+ 11.47	Depreciation (35%)	-	101,050			
Plumbing Adj	+ 7.01	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	187,663			
Adj Base Cost	= 102.46	Lot Value	+	96,860			
Total Area	x 2,526	Indicated Value	=	284,523			
Adjusted Cost	= 258,814	Value Per SqFt		112.64			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2011	1	0.00		
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	13396	16x6		96	23.97		2,301
PRCH	SLAB PORCH - COVERED	13397	20x20		400	23.05		9,220



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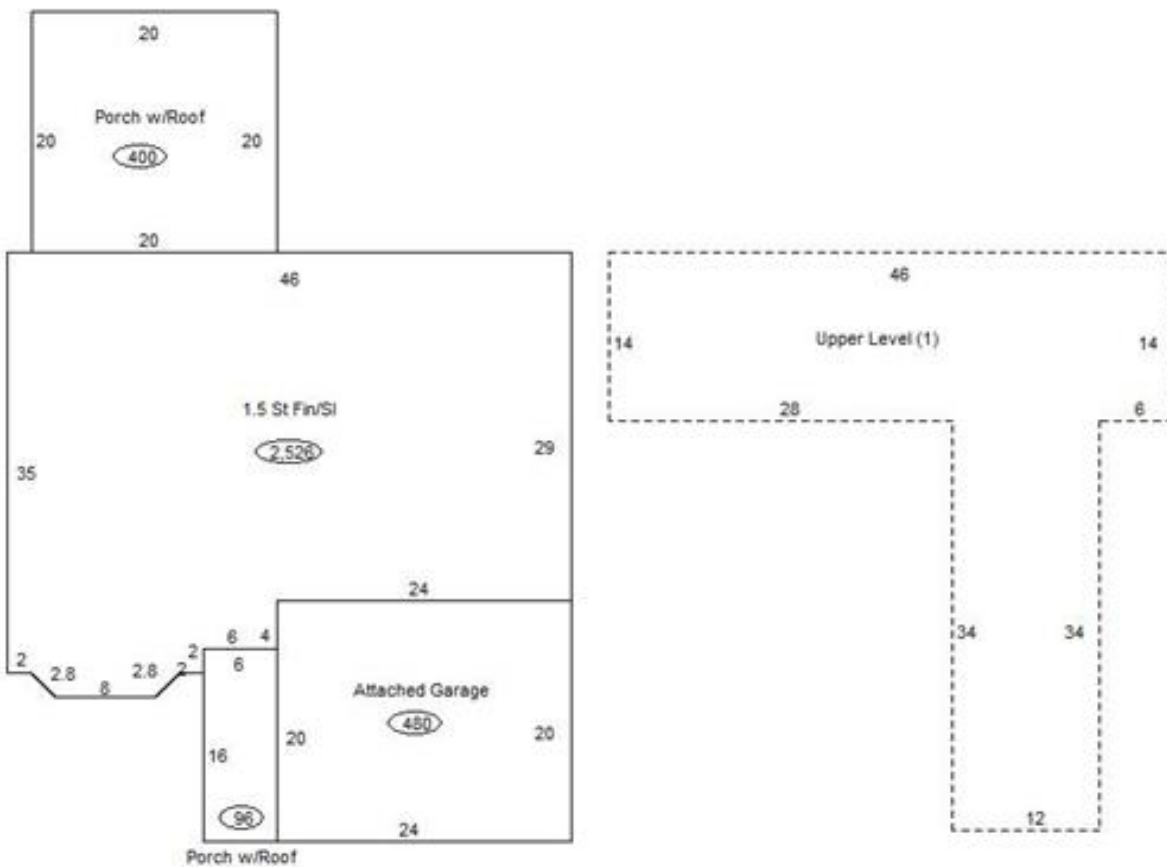
Date 04/17/2026

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Sketch Image

660005616



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	1,474	1.714	2,526
2	G	1		13	Attached Garage	480	1.000	480
3	M	PRCH		13	SLBC	96	1.000	96
4	M	PRCH		13	SLBC	400	1.000	400
5	U	^UL		13	Upper Level (1)	1,052	1.000	1,052
Total Building Area						1,474		2,526



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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	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD
		Base Cost (25,000.00 x 1)	25,000	25,000	10,000	15,000
	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)				



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	1 - Low
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	90% Frame, Siding, Vinyl 10% Veneer, Masonry
Base/Total Area	750 / 750
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	750
Fixture/RghIn	4 /
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	575 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1996 / 23

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
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Indicated Value	113,329	151.11	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	90.15	Total Misc Impr	+	0	Garage Cost	+	11,966
Roofing Adj	+ 4.27	Total RCN	=	94,496	Depreciation (33%)	-	31,184
Subfloor Adj	+ 0.00	Lump Sums	+	0	RCNLD	=	63,312
Heat/Cool Adj	+ 9.48	Lot Value	+		Indicated Value	=	63,312
Plumbing Adj	+ 6.14	Value Per SqFt		84.42			
Basement Adj	+ 0.00						
Adj Base Cost	= 110.04						
Total Area	x 750						
Adjusted Cost	= 82,530						

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	63,312		
Lot Value			
Indicated Value	63,312	84.42	Per SqFt
Agland Value			
Site Improvements			
Total Value	63,312	84.42	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value



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1	R	1	Slab	10	1 St/Sl	750	1.000	750
2	G	1		10	Attached Garage	575	1.000	575
Total Building Area						750		750