



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 15:44:53
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Assessment Data					Primary Image																																																																																																																				
Account 660005622 Parcel ID 000000-00-0-10503-002-0003 Cadastral ID 06-21-16-05440 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 347616 KISSINGER, LESLIE A ELLIS & JANET LEE STRADER MILLER TRUST ROSS WILLIAM PAGE-TRUSTEE 1405 COLLEGE PARK RD CLAREMORE OK 74017-0000																																																																																																																									
Parcel Location Situs 01405 COLLEGE PARK RD Subdivision WESTWOOD MANOR Lot/Block 0003 / 0002 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: 36.32295539 -95.64507229 LOT 3 BLOCK 2 WESTWOOD MANOR					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 1181 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	2.3988	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	104,492.00 x .93 = 96,688	
Factor Value		
Adjustments	1.0000	
Lot Value	96,688	

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	80% Veneer, Stone 20% Frame, Siding, Wood
Base/Total Area	1,592 / 1,592
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,592
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	650 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1978 / 48



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	190,406	119.60	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	105.99	Total Misc Impr	+	8,923	
Roofing Adj	+ 4.37	Garage Cost	+	16,933	
Subfloor Adj	+ -1.15	Total RCN	=	232,052	
Heat/Cool Adj	+ 11.47	Depreciation (55%)	-	127,629	
Plumbing Adj	+ 8.84	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	104,423	
Adj Base Cost	= 129.52	Lot Value	+	96,688	
Total Area	x 1,592	Indicated Value	=	201,111	
Adjusted Cost	= 206,196	Value Per SqFt		126.33	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	104,423		
Lot Value	96,688		
Indicated Value	201,111	126.33	Per SqFt
Agland Value			
Site Improvements	9,802		
Total Value	210,913	132.48	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	5,095.98		5,096
PATO	SLAB PORCH - OPEN	13412	32x10		320	8.34		2,669
PRCH	SLAB PORCH - COVERED	13413	8x6		48	24.12		1,158



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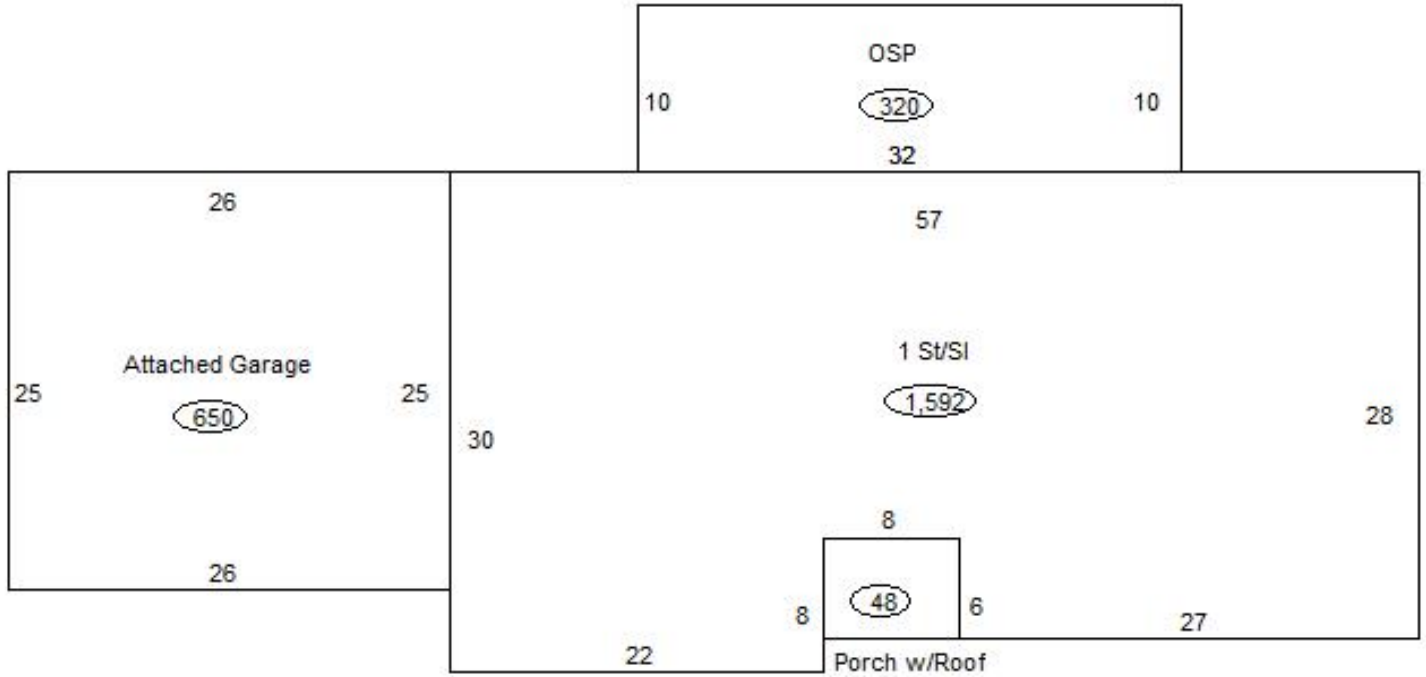
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,592	1.000	1,592
2	G	1		13	Attached Garage	650	1.000	650
3	M	PATO		13	Open Slab	320	1.000	320
4	M	PRCH		13	SLBC	48	1.000	48
Total Building Area						1,592		1,592



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			1,200
	Qual 3	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD	
Base Cost (10.21 x 1,200)		12,252	12,252	2,450	9,802	