



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 14:28:30
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660005627 Parcel ID 000000-00-0-10503-002-0008 Cadastral ID 06-21-16-05490 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 322063 KNIGHT, SARA S & CHARLES A 1605 COLLEGE PARK RD CLAREMORE OK 74017-0000 Parcel Location Situs 01605 COLLEGE PARK RD Subdivision WESTWOOD MANOR Lot/Block 0008 / 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 Lot/Long: 36.32523439 -95.64505594																																																																																																																									
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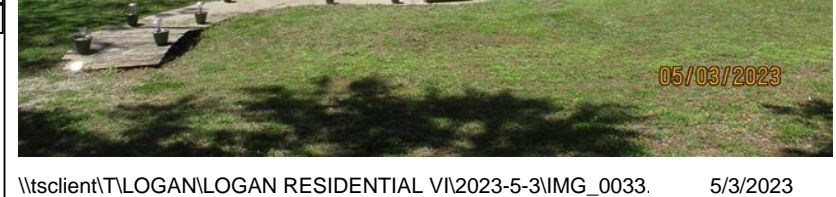
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Lot Data	Square-Foot - NBHD 1181 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	2.4316	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	105,921.00 x .92 = 97,116	
Factor Value		
Adjustments	1.0000	
Lot Value	97,116	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	2,130 / 2,526
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,130
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	500 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1978 / 36



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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	255,488	101.14	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	351,580		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	176,076		
Lot Value	97,116		
Indicated Value	273,192	108.15	Per SqFt
Agland Value			
Site Improvements			
Total Value	273,192	108.15	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	89.38	Total Misc Impr	+	11,225			
Roofing Adj	+ 3.84	Garage Cost	+	15,930			
Subfloor Adj	+ -2.05	Total RCN	=	308,905			
Heat/Cool Adj	+ 12.64	Depreciation (43%)	-	132,829			
Plumbing Adj	+ 7.73	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	176,076			
Adj Base Cost	= 111.54	Lot Value	+	97,116			
Total Area	x 2,526	Indicated Value	=	273,192			
Adjusted Cost	= 281,750	Value Per SqFt		108.15			

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
PATO	SLAB PORCH - OPEN	13433	36x15		540	8.60		4,644
PRCH	SLAB PORCH - COVERED	13434	6x6		36	26.82		966



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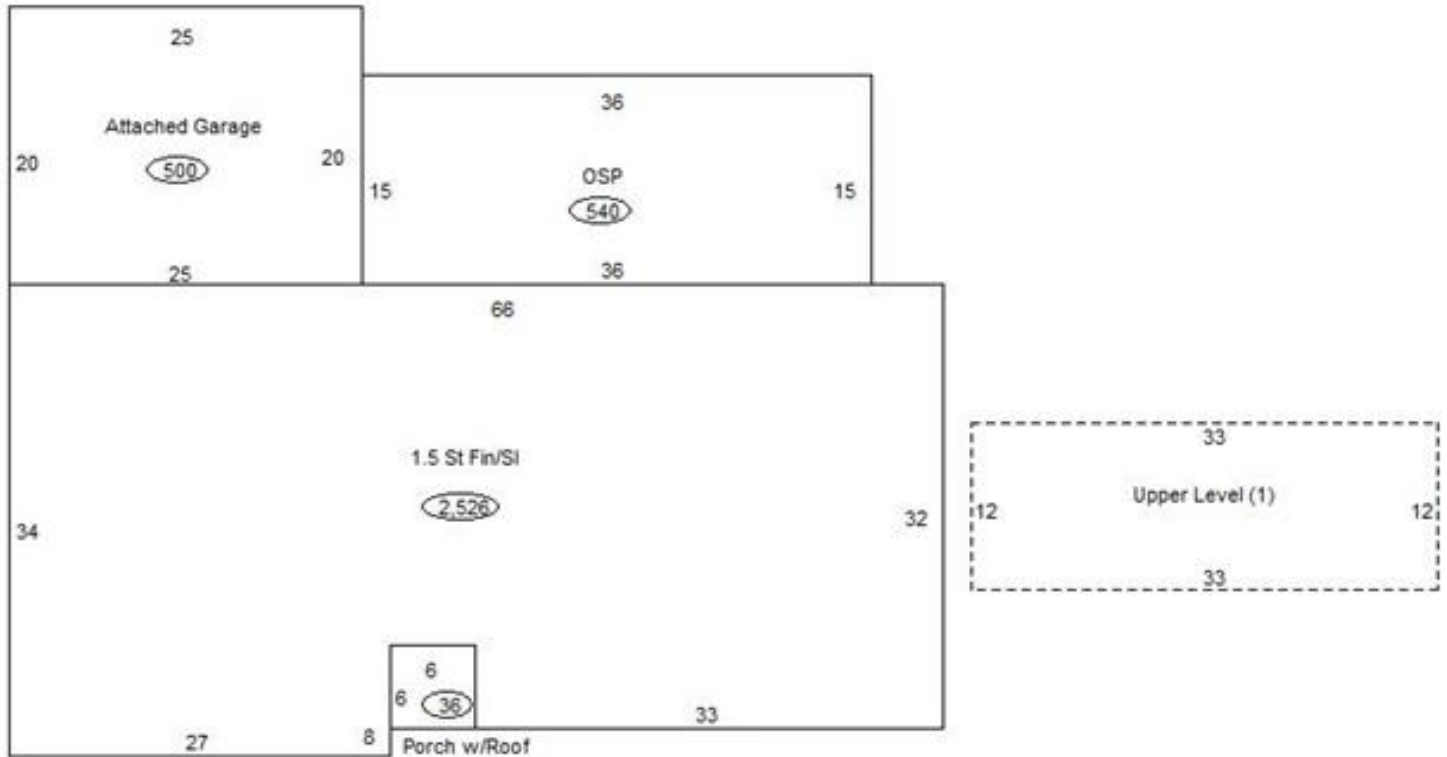
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Sketch Image

660005627



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/Sl	2,130	1.186	2,526
2	G	1		13	Attached Garage	500	1.000	500
3	M	PATO		13	Open Slab	540	1.000	540
4	M	PRCH		13	SLBC	36	1.000	36
5	U	^UL		13	Upper Level (1)	396	1.000	396
Total Building Area						2,130		2,526