




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	660005633													
Parcel ID	000000-00-0-10503-002-0015													
Cadastral ID	06-21-16-05560													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	1											
Tax Area	17 - CLAREMORE OT													
Name ID	290819													
WASHBURN, EARLENE														
1809 COLLEGE PARK RD CLAREMORE OK 74017-0000														
Parcel Location														
Situs	01809 COLLEGE PARK RD													
Subdivision	WESTWOOD MANOR													
Lot/Block	0015 / 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: 36.32843675 -95.64505488														
Building Permits														
LOT 15 BLOCK 2 WESTWOOD MANOR														
<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					
Number	Description	Opened	Closed	Amount										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	Yes	1,000	1,000	1737/879	WASHBURN, TERRY R &-EARLENE	10/20/2005	0	4					
					1001/266	MOORE, J DOVEL & LEONITE S	03/14/1994	16,800	Yes					
					849/633			0	No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax						
Remove Cap	0	Land Value	97,209	87,742	11%	9,652	Assessed	43,541	4,024.49					
Year Frozen	0	Improvements	308,081	308,081		33,889	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-92.00					
TIF Project ID	0	Total Value	405,290	395,823		43,541	Total Taxable	42,541	3,932.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660005633	WASHBURN, EARLENE	17	402,751	1000	41,273	3,815.00							
2024	2024-660005633	WASHBURN, EARLENE	17	401,892	1000	40,042	3,701.00							
2023	2023-660005633	WASHBURN, EARLENE	17	373,208	1000	38,846	3,558.00							
2022	2022-660005633	WASHBURN, EARLENE	17	361,734	1000	37,685	3,489.00							
2021	2021-660005633	WASHBURN, EARLENE	17	341,669	1000	36,559	3,228.00							
2020	2020-660005633	WASHBURN, EARLENE	17	338,707	1000	35,465	3,248.00							
2019	2019-660005633	WASHBURN, EARLENE	17	321,843	1000	34,403	3,186.00							
2018	2018-660005633	WASHBURN, EARLENE	17	332,014	1000	35,522	3,282.00							
2017	2017-660005633	WASHBURN, EARLENE	17	327,906	1000	34,582	3,176.00							
2016	2016-660005633	WASHBURN, EARLENE	17	320,722	1000	33,545	3,149.00							
2015	2015-660005633	WASHBURN, EARLENE	17	312,716	1000	32,539	2,935.00							
2014	2014-660005633	WASHBURN, EARLENE	17	318,690	1000	31,562	2,927.00							
2013	2013-660005633	WASHBURN, EARLENE	17	303,074	1000	30,614	2,801.00							



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Lot Data	Square-Foot - NBHD 1181 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 2.4387 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 106,229.00 x .92 = 97,209 Factor Value Adjustments 1.0000 Lot Value 97,209		
Residential Data Type 1 Single Family Residence Condition 3 - Average Quality 3.5 - Average Architecture R3 Res Nbhd 3 Style 100% 1 1/2 Story Finished Exterior Wall 30% Veneer, Masonry 70% Frame, Siding, Wood Base/Total Area 1,814 / 2,742 Style 100% 1 1/2 Story Finished HVAC 100% Warmed & Cooled Air Roof Cover 1 Composition Shingle Area on Slab 1,814 Fixture/RghIn 14 / Bed/F/H Bath 3 / 3.0 / Basement Area Garage Type 694 Attached Garage - Unfinished 2 Stalls Remodel Year/Eff Age 1996 / 23		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	R3 Res Nbhd 3
Style	100% 1 1/2 Story Finished
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Wood
Base/Total Area	1,814 / 2,742
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,814
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	694 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	
Adusted R	0.8445		
Indicated Value	377,277	137.59	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	423,730 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	93.87	Total Misc Impr	+	23,954			
Roofing Adj	+ 3.63	Garage Cost	+	25,969			
Subfloor Adj	+ -2.32	Total RCN	=	372,931			
Heat/Cool Adj	+ 14.47	Depreciation (28%)	-	104,421			
Plumbing Adj	+ 8.15	Lump Sums	+	3,350			
Basement Adj	+ 0.00	RCNLD	=	271,860			
Adj Base Cost	= 117.80	Lot Value	+	97,209			
Total Area	x 2,742	Indicated Value	=	369,069			
Adjusted Cost	= 323,008	Value Per SqFt		134.60			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	271,860		
Lot Value	97,209		
Indicated Value	369,069	134.60	Per SqFt
Agland Value			
Site Improvements	36,221		
Total Value	405,290	147.81	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		2	2	6,429.63		12,859
PRCH	SLAB PORCH - COVERED	13453		71	71	29.30		2,080
PATO	SLAB PORCH - OPEN	13454	10x6		60	12.93		776
PRCH	SLAB PORCH - COVERED	13455	21x10		210	28.77		6,042
PRCH	SLAB PORCH - COVERED	13456	15x5		75	29.29		2,197
WODO	WOOD DECK - OPEN	13457	350		350	19.14	50%	3,350



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	GRDT	GARAGE - DETACHED	0x0x0			1,392	
	Qual	3	Cond 3	Year 2007	Eff Age 14		
	Valuation Summary		Modifier Total	RCN	Depr (31% Phys/ % Func)	RCNLD	
	Base Cost (27.24 x 1,392)		37,918		37,918	11,755	26,163
	SV	SWIM VINYL	0x0x0			1	
	Qual	3	Cond 3	Year 2003	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
	CP	CARPORT DIRT	0x0x0			88	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
	Base Cost (3.50 x 88)		308		308		308
	STF	STG FAIR	0x0x0				
	Qual		Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x)						