



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 03:35:12
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Assessment Data					Primary Image																																																																																																																				
Account 660006098 Parcel ID 000000-00-0-10160-001-0003 Cadastral ID 07-21-16-02020 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 310602 BIARD, BILL & LINDA TRUST 3008 BERWICK CLAREMORE OK 74017-0000 Parcel Location Situs 03008 W BERWICK Subdivision HIGHLANDS THE I Lot/Block 0003 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 7 / 21 / 16 / 5 Neighborhood 1180 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.31076957 -95.64965624																																																																																																																									
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Lot Data		Square-Foot - NBHD 1180 #1	
Lot Size			
Lot Count	1		
Units Buildable	28067		
Non-Ag Acres	0.4643		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	20,225.00 x 4.12 = 83,428		
Factor Value			
Adjustments	1.0000		
Lot Value	83,428		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	10% Veneer, Masonry 90% Frame, Siding, Vinyl
Base/Total Area	1,666 / 3,012
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,666
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	620 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1986 / 30

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	349,669 116.09 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	369,520 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	240,981
Lot Value	83,428
Indicated Value	324,409 107.71 Per SqFt
Agland Value	
Site Improvements	2,950
Total Value	327,359 108.68 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	90.08	Total Misc Impr	+	8,365
Roofing Adj	+ 3.09	Garage Cost	+	23,560
Subfloor Adj	+ -1.98	Total RCN	=	372,522
Heat/Cool Adj	+ 14.47	Depreciation (37%)	-	137,833
Plumbing Adj	+ 7.42	Lump Sums	+	6,292
Basement Adj	+ 0.00	RCNLD	=	240,981
Adj Base Cost	= 113.08	Lot Value	+	83,428
Total Area	x 3,012	Indicated Value	=	324,409
Adjusted Cost	= 340,597	Value Per SqFt		107.71

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
WODO	WOOD DECK - OPEN	14488		549	549	19.10	40%	6,292
PRCH	SLAB PORCH - COVERED	14489		11x6	66	29.32		1,935



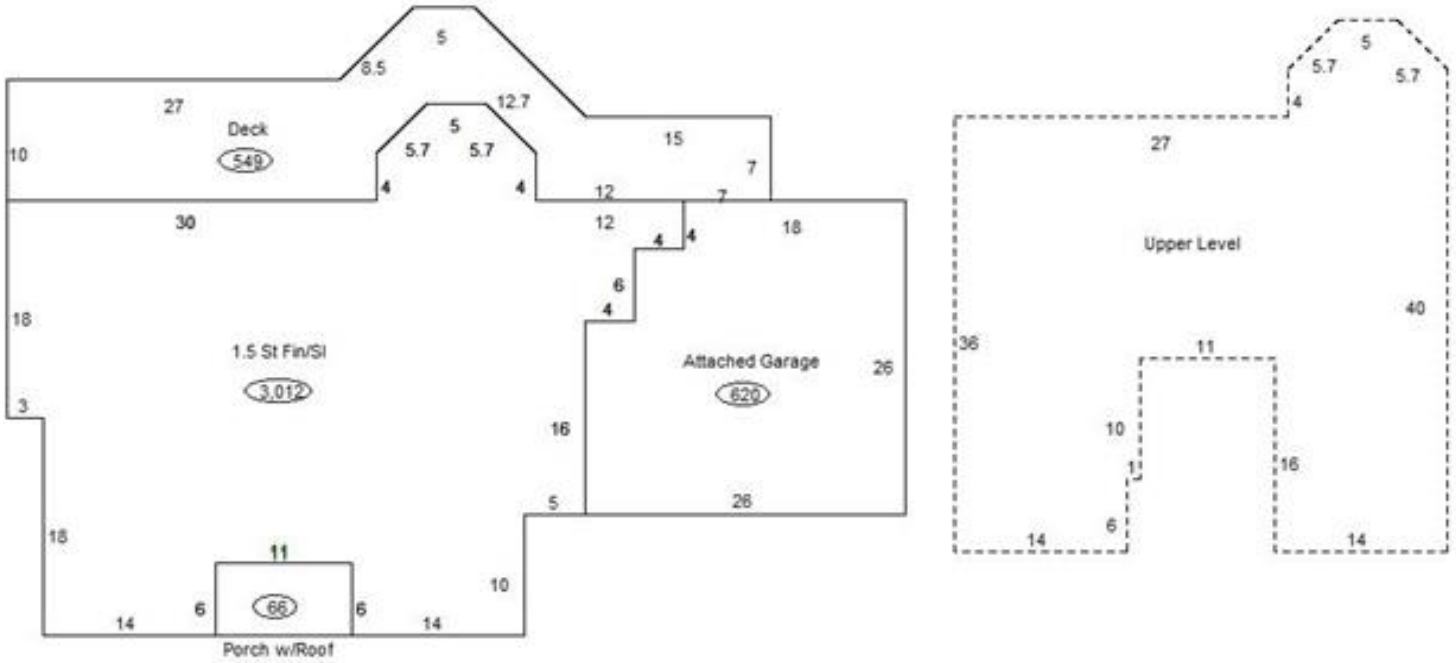
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Sketch Image

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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	1,666	1.808	3,012
2	G	1		13	Attached Garage	620	1.000	620
3	M	WODO		13	WODO	549	1.000	549
4	M	PRCH		13	SLBC	66	1.000	66
5	U	^UL	Overhang	13	Upper Level	1,346	1.000	1,346
Total Building Area						1,666		3,012



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GF	GAZEBO FAIR	0x0x0			1
	Qual	2	Cond	Year	Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (2,950.00 x 1)	2,950		2,950	2,950