



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:35:16
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660006103 Parcel ID 000000-00-0-10160-001-0008 Cadastral ID 07-21-16-02070 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 74154 REED, WILLIAM A 2964 W BERWICK CLAREMORE OK 74017-0000 Parcel Location Situs 02964 W BERWICK Subdivision HIGHLANDS THE I Lot/Block 0008 / 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: 36.31036308 -95.64790470																																																																																																																									
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Time 03:35:16
Page 2

Lot Data		Square-Foot - NBHD 1180 #1	
Lot Size			
Lot Count	1		
Units Buildable	20942		
Non-Ag Acres	0.3476		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	15,140.00 x 4.15 = 62,831		
Factor Value			
Adjustments	1.0000		
Lot Value	62,831		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,257 / 2,257
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,257
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	462 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1984 / 32

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	211,020	93.50	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	270,490		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	98.12	Total Misc Impr	+ 13,245
Roofing Adj	+ 4.15	Garage Cost	+ 12,931
Subfloor Adj	+ -1.09	Total RCN	= 298,145
Heat/Cool Adj	+ 11.47	Depreciation (42%)	- 125,221
Plumbing Adj	+ 7.85	Lump Sums	+ 1,076
Basement Adj	+ 0.00	RCNLD	= 174,000
Adj Base Cost	= 120.50	Lot Value	+ 62,831
Total Area	x 2,257	Indicated Value	= 236,831
Adjusted Cost	= 271,969	Value Per SqFt	104.93

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	174,000		
Lot Value	62,831		
Indicated Value	236,831	104.93	Per SqFt
Agland Value			
Site Improvements	659		
Total Value	237,490	105.22	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	14516		83	83	10.86		901
PRCH	SLAB PORCH - COVERED	14517		312	312	23.23		7,248
WODO	WOOD DECK - OPEN	14518		21x6	126	24.39	65%	1,076



Rogers

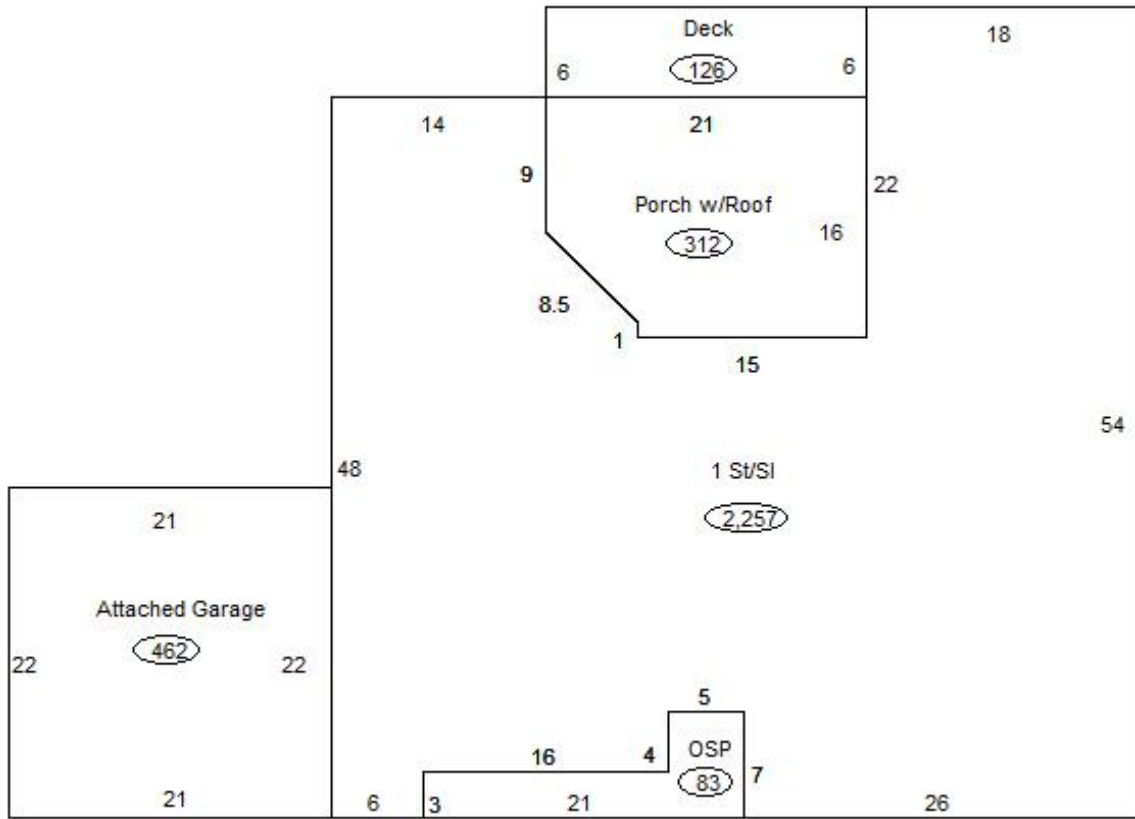
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 Time 03:35:16
 Page 3

Sketch Image

660006103



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,257	1.000	2,257
2	G	1		13	Attached Garage	462	1.000	462
3	M	PATO		13	Open Slab	83	1.000	83
4	M	PRCH		13	SLBC	312	1.000	312
5	M	WODO		13	WODO	126	1.000	126
Total Building Area						2,257		2,257



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Page 4

660006103

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			176
	Qual	2	Cond 3	Year	Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)		RCNLD
Base Cost (4.68 x 176)		824		824 165		659