



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 660006111 Parcel ID 000000-00-0-10160-002-0007 Cadastral ID 07-21-16-02150 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 342596 WOFFORD, MICHAEL 3003 W BERWICK ST CLAREMORE OK 74017-0000 Parcel Location Situs 03003 W BERWICK Subdivision HIGHLANDS THE I Lot/Block 0007 / 0002 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: 36.31013579 -95.64932941																																																						
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 colspan="5"> </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	No	1,000		/	WHITHAM, ANTHONY W &	08/18/2023	315,000	YES																																													
H	Homestead	No	1,000		2718/923	WHITHAM, ANTHONY W	06/15/2018	0	4																																													
					2718/922	WHITHAM, BETHANI & ANTHONY	06/01/2018	0	4																																													
					2549/12	MEREDITH, DANIEL W &	05/09/2016	219,000	YES																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>92.430</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2024</td> <td>Land Value</td> <td>68,129</td> <td>68,129</td> <td>11%</td> <td>7,494</td> <td>Assessed</td> <td>34,596 3,197.71</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements</td> <td>246,375</td> <td>246,375</td> <td></td> <td>27,102</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0 0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>314,504</td> <td>314,504</td> <td></td> <td>34,596</td> <td>Total Taxable</td> <td>34,596 3,198.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	2024	Land Value	68,129	68,129	11%	7,494	Assessed	34,596 3,197.71	Year Frozen	0	Improvements	246,375	246,375		27,102	Penalty	0	Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	TIF Project ID	0	Total Value	314,504	314,504		34,596	Total Taxable	34,596 3,198.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660006111	WOFFORD, MICHAEL	17	313,302	0	34,463	3,185.00																																															
2024	2024-660006111	WOFFORD, MICHAEL	17	316,642	0	34,831	3,219.00																																															
2023	2023-660006111	WOFFORD, MICHAEL	17	273,372	1000	25,469	2,333.00																																															
2022	2022-660006111	WHITHAM, ANTHONY W &	17	238,763	1000	24,697	2,286.00																																															
2021	2021-660006111	WHITHAM, ANTHONY W &	17	226,808	1000	23,949	2,115.00																																															
2020	2020-660006111	WHITHAM, ANTHONY W &	17	227,106	1000	23,383	2,141.00																																															
2019	2019-660006111	WHITHAM, ANTHONY W &	17	215,207	1000	22,673	2,100.00																																															
2018	2018-660006111	WHITHAM, ANTHONY W &	17	222,025	1000	23,423	2,164.00																																															
2017	2017-660006111	WHITHAM, BETHANI & ANTHONY	17	219,755	1000	23,173	2,128.00																																															
2016	2016-660006111	WHITHAM, BETHANI & ANTHONY	17	203,285	1000	21,361	2,005.00																																															
2015	2015-660006111	MEREDITH, DANIEL W &	17	198,179	1000	20,800	1,876.00																																															
2014	2014-660006111	MEREDITH, DANIEL W &	17	201,772	1000	20,174	1,871.00																																															
2013	2013-660006111	MEREDITH, DANIEL W &	17	190,296	1000	19,557	1,790.00																																															



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Lot Data	Square-Foot - NBHD 1180 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 20707 Non-Ag Acres 0.3426 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 14,924.00 x 4.15 = 61,935 Factor Value Adjustments 1.1000 Lot Value 68,129		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Vinyl
Base/Total Area	1,320 / 2,372
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,320
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	660 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1992 / 26

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 310,434 130.87 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 8 Indicated Value 322,030 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	94.34	Total Misc Impr	+ 41,411	Roofing Adj	+ 3.26	Garage Cost	+ 24,869
Subfloor Adj	+ -2.12	Total RCN	= 349,449	Heat/Cool Adj	+ 14.47	Depreciation (32%)	- 111,824
Plumbing Adj	+ 9.43	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 237,625
Adj Base Cost	= 119.38	Lot Value	+ 68,129	Total Area	x 2,372	Indicated Value	= 305,754
		Value Per SqFt	128.90	Adjusted Cost	= 283,169		

Value Reconciliation
Selected Approach Cost Approach Improvements 237,625 Lot Value 68,129 Indicated Value 305,754 128.90 Per SqFt Agland Value Site Improvements 8,750 Total Value 314,504 132.59 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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	14552	469		469	27.93		13,099
EPSW	ENCLOSED PORCH - SOLID WALL	14553	292		292	74.94		21,882



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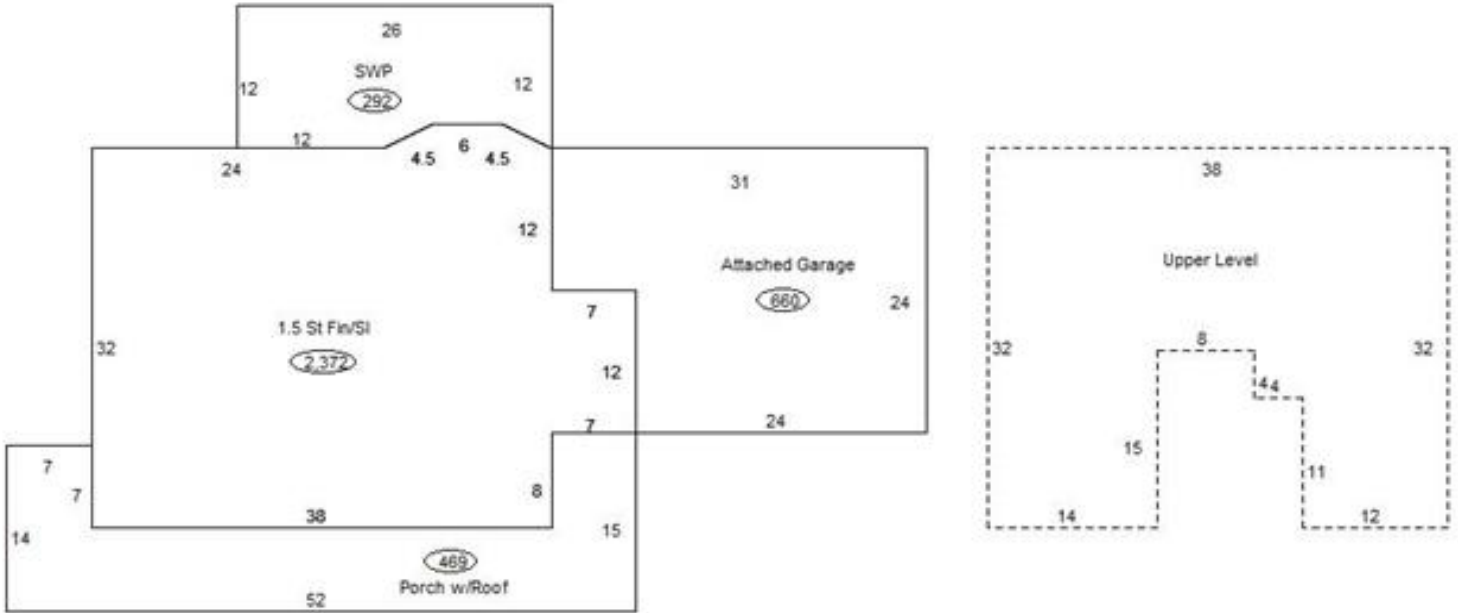
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,320	1.797	2,372
2	G	1		13	Attached Garage	660	1.000	660
3	M	PRCH		13	SLBC	469	1.000	469
4	M	EPSW		13	EPSW	292	1.000	292
5	U	^UL		13	Upper Level	1,052	1.000	1,052
Total Building Area						1,320		2,372



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL	0x0x0			1
	Qual 3	Cond 3	Year 2000	Eff Age 20		
		Valuation Summary	Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
		Base Cost (25,000.00 x 1)	25,000	25,000	16,250	8,750