



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 660006116 Parcel ID 000000-00-0-10165-001-0001 Cadastral ID 07-21-16-03000 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 337007 CLARK, JOEL J & DORIS JANEEN 3112 W BERWICK ST CLAREMORE OK 74017-0000 Parcel Location Situs 03112 W BERWICK Subdivision HIGHLANDS THE II Lot/Block 0001 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 7 / 21 / 16 / 5 Neighborhood 1180 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (192)\IMG_0016.JPG 5/17/2023</p>														
Legal Description Lat/Long: 36.30952037 -95.65065654																			
LOT 1 BLOCK 1 HIGHLANDS II					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> </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	No	1,000		/	WHEELER, CHARLES L & DIXON, CLINTON H	12/29/2021 06/28/1993	250,000 91,500	YES Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2022		Land Value 68,719	68,719	11%	7,559	Assessed	27,236	2,517.42										
Year Frozen	0		Improvements 178,884	178,884		19,677	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	0	0.00										
TIF Project ID	0		Total Value 247,603	247,603		27,236	Total Taxable	27,236	2,517.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660006116	CLARK, JOEL J &			17	247,115	0	27,183	2,513.00										
2024	2024-660006116	CLARK, JOEL J &			17	237,383	0	26,112	2,413.00										
2023	2023-660006116	CLARK, JOEL J &			17	250,000	0	27,500	2,519.00										
2022	2022-660006116	CLARK, JOEL J &			17	250,000	1000	26,500	2,453.00										
2021	2021-660006116	WHEELER, CHARLES L &			17	164,663	1000	17,113	1,511.00										
2020	2020-660006116	WHEELER, CHARLES L &			17	163,706	1000	16,754	1,534.00										
2019	2019-660006116	WHEELER, CHARLES L &			17	150,539	1000	15,559	1,441.00										
2018	2018-660006116	WHEELER, CHARLES L &			17	156,713	1000	16,238	1,500.00										
2017	2017-660006116	WHEELER, CHARLES L &			17	155,368	1000	16,090	1,478.00										
2016	2016-660006116	WHEELER, CHARLES L &			17	151,278	1000	15,641	1,468.00										
2015	2015-660006116	WHEELER, CHARLES L &			17	151,377	1000	15,651	1,412.00										
2014	2014-660006116	WHEELER, CHARLES L &			17	154,234	1000	15,614	1,448.00										
2013	2013-660006116	WHEELER, CHARLES L &			17	146,637	1000	15,130	1,385.00										



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Lot Data	Square-Foot - NBHD 1180 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.3168	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	13,799.00 x 4.15 = 57,266	
Factor Value		
Adjustments	1.2000	
Lot Value	68,719	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	75% Veneer, Masonry 25% Frame, Siding, Wood
Base/Total Area	964 / 1,942
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	964
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	528 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1984 / 32

Cost Approach		Manual : 01/2025	
Base Cost	101.68	Total Misc Impr	+ 10,069
Roofing Adj	+ 3.16	Garage Cost	+ 20,766
Subfloor Adj	+ -2.06	Total RCN	= 280,887
Heat/Cool Adj	+ 14.47	Depreciation (40%)	- 112,355
Plumbing Adj	+ 11.51	Lump Sums	+ 10,352
Basement Adj	+ 0.00	RCNLD	= 178,884
Adj Base Cost	= 128.76	Lot Value	+ 68,719
Total Area	x 1,942	Indicated Value	= 247,603
Adjusted Cost	= 250,052	Value Per SqFt	127.50

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	244,589	125.95	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	246,080		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	178,884		
Lot Value	68,719		
Indicated Value	247,603	127.50	Per SqFt
Agland Value			
Site Improvements			
Total Value	247,603	127.50	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	14575	25x5		125	29.11		3,639
WODO	WOOD DECK - OPEN	14577	542		542	19.10		10,352



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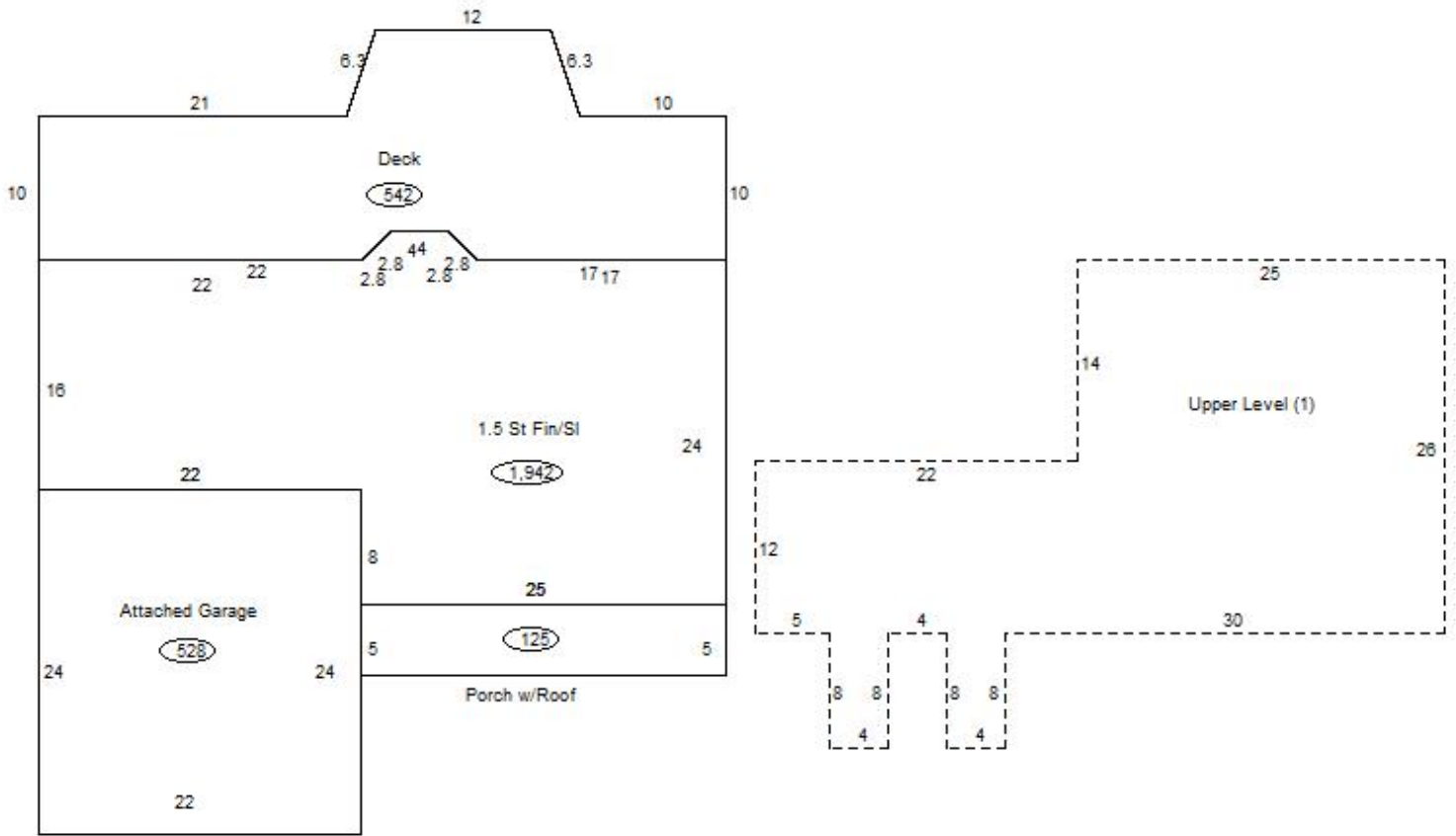
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Sketch Image

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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	964	2.015	1,942
2	G	1		13	Attached Garage	528	1.000	528
3	M	PRCH		13	SLBC	125	1.000	125
4	U	^UL		13	Upper Level (1)	978	1.000	978
5	M	WODO		13	WODO	542	1.000	542
Total Building Area						964		1,942