



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 03:35:46
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Assessment Data					Primary Image																																																																																																																				
Account 660006123 Parcel ID 000000-00-0-10165-001-0007 Cadastral ID 07-21-16-03060 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 338098 CHLEBDA, MAREK & MARTA MISIASZEK 3100 W BERWICK CLAREMORE OK 74017-0000 Parcel Location Situs 03100 W BERWICK Subdivision HIGHLANDS THE II Lot/Block 0007 / 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 Lat/Long: 36.30883186 -95.64899593																																																																																																																									
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Lot Data		Square-Foot - NBHD 1180 #1	
Lot Size			
Lot Count	1		
Units Buildable	25000		
Non-Ag Acres	0.3277		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	14,274.00 x 4.15 = 59,237		
Factor Value			
Adjustments	1.5544		
Lot Value	92,080		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Wood
Base/Total Area	1,860 / 1,860
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,860
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	572 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1985 / 31

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	231,907 124.68 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	5
Indicated Value	328,840 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	164,102
Lot Value	92,080
Indicated Value	256,182 137.73 Per SqFt
Agland Value	
Site Improvements	12,250
Total Value	268,432 144.32 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	102.51	Total Misc Impr	+	2,714
Roofing Adj	+ 4.77	Garage Cost	+	17,686
Subfloor Adj	+ -2.27	Total RCN	=	258,759
Heat/Cool Adj	+ 12.64	Depreciation (39%)	-	100,916
Plumbing Adj	+ 10.50	Lump Sums	+	6,259
Basement Adj	+ 0.00	RCNLD	=	164,102
Adj Base Cost	= 128.15	Lot Value	+	92,080
Total Area	x 1,860	Indicated Value	=	256,182
Adjusted Cost	= 238,359	Value Per SqFt		137.73

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	WOOD DECK - OPEN	14599	388		388	16.98	5%	6,259
PRCH	SLAB PORCH - COVERED	14600	17x6		102	26.61		2,714



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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 2013	Eff Age 10		
		Valuation Summary	Modifier Total	RCN	Depr (51% Phys/ % Func)	RCNLD
		Base Cost (25,000.00 x 1)	25,000	25,000	12,750	12,250
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (4.68 x)				