



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 02:52:16  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660006228 <b>Parcel ID</b> 000000-00-0-10475-017-0003 <b>Cadastral ID</b> 07-21-16-05630 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 348684 MCALEXANDER, HUNTER & DALTON  616 WESTWOOD DR CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 00616 WESTWOOD DR <b>Subdivision</b> WESTWOOD ESTATES II <b>Lot/Block</b> 0003 / 0017 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 7 / 21 / 16 / 5 <b>Neighborhood</b> 1180 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.30827657 -95.64037615																																																																																																																									
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Lot Data	Square-Foot - NBHD 1180 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> 1 <b>Units Buildable</b> 13719 <b>Non-Ag Acres</b> 0.2125 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> 0  <b>Method</b> Square-Foot <b>Base Lot Value</b> 9,256.00 x 4.15 = 38,412 <b>Factor Value</b> <b>Adjustments</b> 1.5799 <b>Lot Value</b> 60,687		<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-5-5\IMG_0003. 5/5/2023</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3.5 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	R3 Res Nbhd 3
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	1,440 / 1,440
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,440
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	441 Attached Garage - Unfinished 2 Stalls
<b>Remodel</b>	PARTIAL -
<b>Year/Eff Age</b>	1976 / 23

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	100.85	<b>Total Misc Impr</b>	+	20,467			
<b>Roofing Adj</b>	+ 4.27	<b>Garage Cost</b>	+	12,507			
<b>Subfloor Adj</b>	+ -1.13	<b>Total RCN</b>	=	213,305			
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 30%)</b>	-	63,992			
<b>Plumbing Adj</b>	+ 9.77	<b>Lump Sums</b>	+	0			
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	149,313			
<b>Adj Base Cost</b>	= 125.23	<b>Lot Value</b>	+	60,687			
<b>Total Area</b>	x 1,440	<b>Indicated Value</b>	=	210,000			
<b>Adjusted Cost</b>	= 180,331	<b>Value Per SqFt</b>		145.83			

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	150,762	104.70	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	8		
<b>Indicated Value</b>	182,000		Per SqFt

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	149,313		
<b>Lot Value</b>	60,687		
<b>Indicated Value</b>	210,000	145.83	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	210,000	145.83	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
PRCH	SLAB PORCH - COVERED	15044	21x4		84	24.00		2,016
EPSW	ENCLOSED PORCH - SOLID WALL	15045	18x12		216	61.83		13,355



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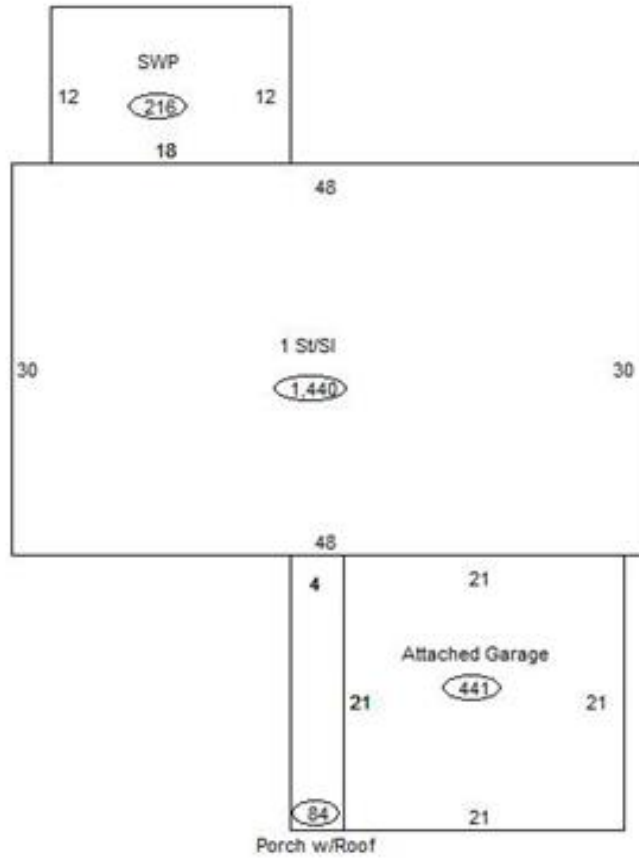
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Sketch Image

660006228



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,440	1.000	1,440
2	G	1		13	Attached Garage	441	1.000	441
3	M	PRCH		13	SLBC	84	1.000	84
4	M	EPSW		13	EPSW	216	1.000	216
<b>Total Building Area</b>						1,440		1,440



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x )					
	CP	Carport Dirt	0x0x0			
	Qual		Cond	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (3.50 x )					