



# 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	660006230													
Parcel ID	000000-00-0-10475-017-0005													
Cadastral ID	07-21-16-05650													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	1											
Tax Area	17 - CLAREMORE OT													
Name ID	264130													
COATS, DENNIS W & LUCINDA A														
608 WESTWOOD DR CLAREMORE OK 74017-0000														
Parcel Location														
Situs	00608 WESTWOOD DR													
Subdivision	WESTWOOD ESTATES II													
Lot/Block	0005 / 0017	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: 36.30863938 -95.64018535														
LOT 5 BLOCK 17 WESTWOOD ESTATES 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														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
1039/315	WADE, RONALD J & VICKI	09/20/1996	64,000	Yes										
954/479	SELLER	04/16/1994	0	No										
850/717			59,500	No										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax						
Remove Cap	0	Land Value	38,811	32,470	11%	3,572	Assessed	13,229	1,222.76					
Year Frozen	2025	Improvements	104,934	87,791		9,657	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-93.00					
TIF Project ID	0	Total Value	143,745	120,261		13,229	Total Taxable	12,229	1,130.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660006230	COATS, DENNIS W & LUCINDA A	17	140,342	1000	12,229	1,130.00							
2024	2024-660006230	COATS, DENNIS W & LUCINDA A	17	147,558	1000	11,843	1,095.00							
2023	2023-660006230	COATS, DENNIS W & LUCINDA A	17	136,728	1000	11,469	1,051.00							
2022	2022-660006230	COATS, DENNIS W & LUCINDA A	17	110,058	1000	11,106	1,028.00							
2021	2021-660006230	COATS, DENNIS W & LUCINDA A	17	114,451	1000	11,590	1,023.00							
2020	2020-660006230	COATS, DENNIS W & LUCINDA A	17	112,651	1000	11,368	1,041.00							
2019	2019-660006230	COATS, DENNIS W & LUCINDA A	17	109,159	1000	11,007	1,019.00							
2018	2018-660006230	COATS, DENNIS W & LUCINDA A	17	113,608	1000	11,159	1,031.00							
2017	2017-660006230	COATS, DENNIS W & LUCINDA A	17	112,718	1000	10,805	992.00							
2016	2016-660006230	COATS, DENNIS W & LUCINDA A	17	109,931	1000	10,461	982.00							
2015	2015-660006230	COATS, DENNIS W & LUCINDA A	17	109,624	1000	10,127	913.00							
2014	2014-660006230	COATS, DENNIS W & LUCINDA A	17	110,483	1000	9,803	909.00							
2013	2013-660006230	COATS, DENNIS W & LUCINDA A	17	104,610	1000	9,489	868.00							



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Lot Data		Square-Foot - NBHD 1180 #1	
Lot Size			
Lot Count	1		
Units Buildable	13035		
Non-Ag Acres	0.2147		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	9,352.00 x 4.15 = 38,811		
Factor Value			
Adjustments	1.0000		
Lot Value	38,811		



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	50% Frame, Siding, Vinyl 50% Veneer, Masonry
Base/Total Area	1,478 / 1,478
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,478
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	420 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1975 / 38

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	150,310	101.70	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	179,770		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	100.02	Total Misc Impr	+	7,065			
Roofing Adj	+ 4.43	Garage Cost	+	12,100			
Subfloor Adj	+ -1.17	Total RCN	=	197,988			
Heat/Cool Adj	+ 11.47	Depreciation ( 47%)	-	93,054			
Plumbing Adj	+ 6.24	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	104,934			
Adj Base Cost	= 120.99	Lot Value	+	38,811			
Total Area	x 1,478	Indicated Value	=	143,745			
Adjusted Cost	= 178,823	Value Per SqFt		97.26			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	104,934		
Lot Value	38,811		
Indicated Value	143,745	97.26	Per SqFt
Agland Value			
Site Improvements			
Total Value	143,745	97.26	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	15053		82	82	24.01		1,969



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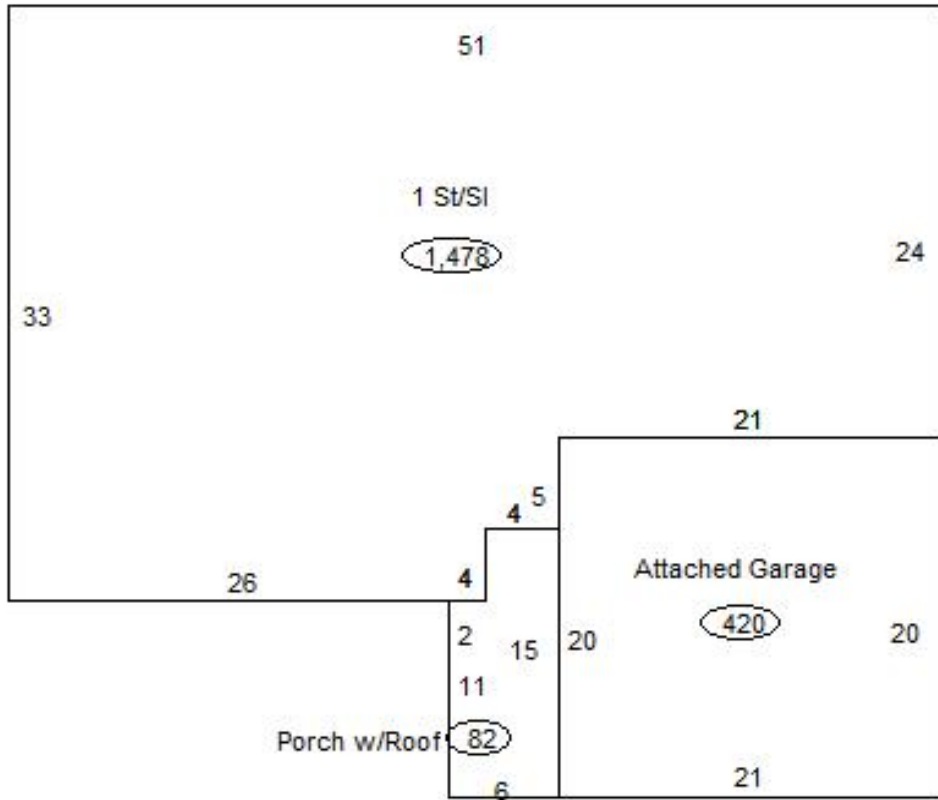
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,478	1.000	1,478
2	G	1		13	Attached Garage	420	1.000	420
3	M	PRCH		13	SLBC	82	1.000	82
<b>Total Building Area</b>						1,478		1,478



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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 )					