



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 04:03:45  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660006242 <b>Parcel ID</b> 000000-00-0-10475-018-0002 <b>Cadastral ID</b> 07-21-16-05770 <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> 287040 MONAHAN, THOMAS J II &  NENA L 621 ROSEWOOD CT CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 00621 ROSEWOOD CT <b>Subdivision</b> WESTWOOD ESTATES II <b>Lot/Block</b> 0002 / 0018 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: 36.30785646 -95.63893993																																																																																																																									
<b>Legal Description</b> LOT 2 BLOCK 18 WESTWOOD ESTATES II					<b>Building Permits</b> <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																																																																																																											
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Date 04/17/2026  
 Time 04:03:45  
 Page 2

Lot Data		Square-Foot - NBHD 1180 #1	
Lot Size			
Lot Count	1		
Units Buildable	23131		
Non-Ag Acres	0.3597		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	15,667.00 x 4.15 = 65,018		
Factor Value			
Adjustments	1.0000		
Lot Value	65,018		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-5-5\IMG\_0025. 5/5/2023

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,501 / 1,501
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,501
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	494 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1975 / 45

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	158,334	105.49	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	165,220		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	112.77	Total Misc Impr	+	10,810			
Roofing Adj	+ 4.51	Garage Cost	+	13,595			
Subfloor Adj	+ -1.15	Total RCN	=	226,365			
Heat/Cool Adj	+ 11.47	Depreciation ( 52%)	-	117,710			
Plumbing Adj	+ 6.95	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	108,655			
Adj Base Cost	= 134.55	Lot Value	+	65,018			
Total Area	x 1,501	Indicated Value	=	173,673			
Adjusted Cost	= 201,960	Value Per SqFt		115.70			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	108,655		
Lot Value	65,018		
Indicated Value	173,673	115.70	Per SqFt
Agland Value			
Site Improvements			
Total Value	173,673	115.70	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	15099	5x3		15	24.22		363
PRCH	SLAB PORCH - COVERED	15100	19x12		228	23.47		5,351



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 Page 3

Sketch Image

660006242



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,501	1.000	1,501
2	G	1		13	Attached Garage	494	1.000	494
3	M	PRCH		13	SLBC	15	1.000	15
4	M	PRCH		13	SLBC	228	1.000	228
<b>Total Building Area</b>						1,501		1,501