



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 06:34:12
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660006250 Parcel ID 000000-00-0-10475-018-0010 Cadastral ID 07-21-16-05850 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 348471 PHILLIPS, JANA & NATHAN ROPER 606 ROSEWOOD CT CLAREMORE OK 74017-0000 Parcel Location Situs 00606 ROSEWOOD CT Subdivision WESTWOOD ESTATES II Lot/Block 0010 / 0018 Parcel Size 1 - Lots Sec/Twn/Rng 7 / 21 / 16 / 5 Neighborhood 1180 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.30911582 -95.63978733																																																																																																																									
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 Page 2

Lot Data		Square-Foot - NBHD 1180 #1	
Lot Size			
Lot Count	1		
Units Buildable	12249		
Non-Ag Acres	0.1809		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	7,882.00 x 4.15 = 32,710		
Factor Value			
Adjustments	1.9282		
Lot Value	63,073		



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Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	75% Veneer, Masonry 25% Frame, Siding, Wood
Base/Total Area	1,588 / 1,588
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,588
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	572 Attached Garage - Unfinished 2 Stalls
Remodel	RMA -
Year/Eff Age	1975 / 23

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	170,642	107.46	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	213,400		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	103.48	Total Misc Impr	+ 7,148
Roofing Adj	+ 4.46	Garage Cost	+ 15,232
Subfloor Adj	+ -1.15	Total RCN	= 220,610
Heat/Cool Adj	+ 11.47	Depreciation (30%)	- 66,183
Plumbing Adj	+ 6.57	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 154,427
Adj Base Cost	= 124.83	Lot Value	+ 63,073
Total Area	x 1,588	Indicated Value	= 217,500
Adjusted Cost	= 198,230	Value Per SqFt	136.96

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	154,427		
Lot Value	63,073		
Indicated Value	217,500	136.96	Per SqFt
Agland Value			
Site Improvements			
Total Value	217,500	136.96	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	15129	10x4		40	24.14		966
PATO	SLAB PORCH - OPEN	15130	10x10		100	10.86		1,086



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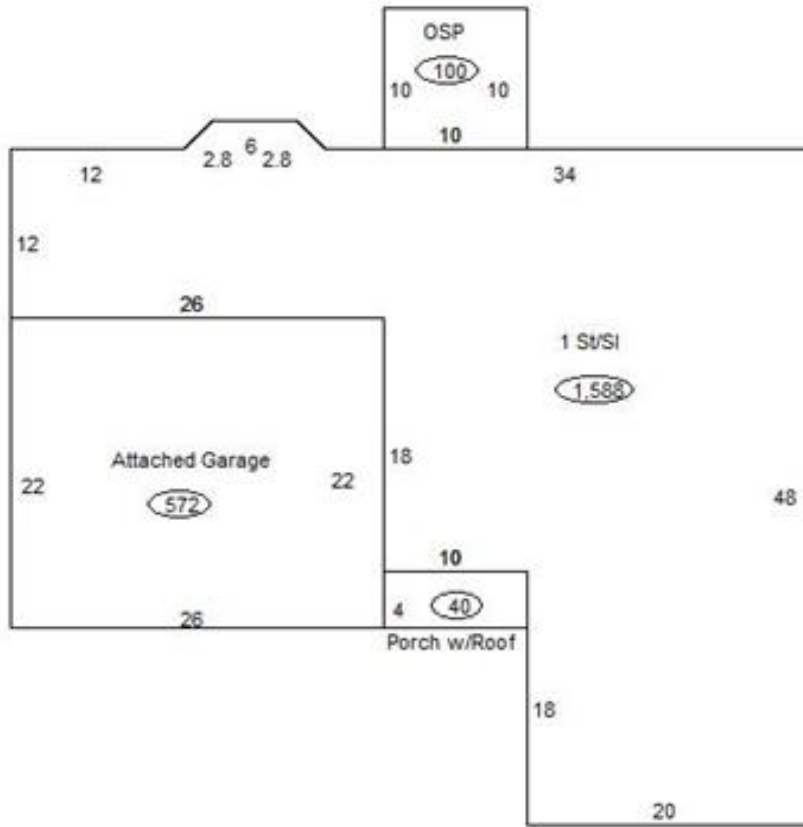
Date 04/17/2026

Time 06:34:12

Page 3

Sketch Image

660006250



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,588	1.000	1,588
2	G	1		13	Attached Garage	572	1.000	572
3	M	PRCH		13	SLBC	40	1.000	40
4	M	PATO		13	Open Slab	100	1.000	100
Total Building Area						1,588		1,588



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Page 4

660006250

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					