




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																	
<b>Account</b> 660006306 <b>Parcel ID</b> 000000-00-0-10480-014-0015 <b>Cadastral ID</b> 07-21-16-06410 <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> 282279 WILLIAMS, BENJAMIN C &  SHAYLIN 2605 PARKWOOD DR CLAREMORE OK 74017-0000					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-5-8\IMG_0049. 5/8/2023</p>																																																	
<b>Parcel Location</b> <b>Situs</b> 02605 PARKWOOD DR <b>Subdivision</b> WESTWOOD ESTATES III <b>Lot/Block</b> 0015 / 0014 <b>Parcel Size</b> 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> Lat/Long: 36.31392438 -95.64224588					<b>Building Permits</b>																																																	
LOT 15 BLOCK 14 WESTWOOD ESTATES III					<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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																								
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<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																																													
					1459/504	JONES, SHERRY J	03/19/2003	102,000	YES																																													
					1232/89	JOHNSTON, WARREN &	06/09/2000	94,000	Yes																																													
					1054/777	JOHNSTON, WILLIAM PATRICK-&	01/02/1997	0	No																																													
					889/853	JOHNSTON, WILLIAM PATRICK-&	08/19/1992	0	No																																													
<b>Parcel Valuation</b>					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>92.430</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2004</td> <td>Land Value 40,753</td> <td>31,667</td> <td>11%</td> <td>3,483</td> <td>Assessed</td> <td>17,126</td> <td>1,582.96</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 125,638</td> <td>124,024</td> <td> </td> <td>13,643</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 166,391</td> <td>155,691</td> <td> </td> <td>17,126</td> <td>Total Taxable</td> <td>17,126</td> <td>1,583.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	2004	Land Value 40,753	31,667	11%	3,483	Assessed	17,126	1,582.96	Year Frozen	0	Improvements 125,638	124,024		13,643	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 166,391	155,691		17,126	Total Taxable	17,126	1,583.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660006306	WILLIAMS, BENJAMIN C &	17	162,202	0	16,310	1,508.00																																															
2024	2024-660006306	WILLIAMS, BENJAMIN C &	17	170,561	0	15,534	1,436.00																																															
2023	2023-660006306	WILLIAMS, BENJAMIN C &	17	154,927	0	14,794	1,355.00																																															
2022	2022-660006306	WILLIAMS, BENJAMIN C &	17	128,090	0	14,090	1,304.00																																															
2021	2021-660006306	WILLIAMS, BENJAMIN C &	17	130,148	0	14,316	1,264.00																																															
2020	2020-660006306	WILLIAMS, BENJAMIN C &	17	128,057	0	14,086	1,290.00																																															
2019	2019-660006306	WILLIAMS, BENJAMIN C &	17	124,492	0	13,694	1,268.00																																															
2018	2018-660006306	WILLIAMS, BENJAMIN C &	17	129,502	0	14,245	1,316.00																																															
2017	2017-660006306	WILLIAMS, BENJAMIN C &	17	128,423	0	13,964	1,282.00																																															
2016	2016-660006306	WILLIAMS, BENJAMIN C &	17	125,237	0	13,299	1,248.00																																															
2015	2015-660006306	WILLIAMS, BENJAMIN C &	17	115,144	0	12,666	1,142.00																																															
2014	2014-660006306	WILLIAMS, BENJAMIN C &	17	118,312	0	12,538	1,163.00																																															
2013	2013-660006306	WILLIAMS, BENJAMIN C &	17	111,872	0	11,941	1,093.00																																															



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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> 13861 <b>Non-Ag Acres</b> 0.2254 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> 0  <b>Method</b> Square-Foot <b>Base Lot Value</b> 9,820.00 x 4.15 = 40,753 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 40,753		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - 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>	1,419 / 1,419
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air 100% Forced Air Furr
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,419
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	434 Attached Garage - Unfinished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	1983 / 32

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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>	155,463	109.56	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>	171,890		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	108.47	<b>Total Misc Impr</b>	+	7,278			
<b>Roofing Adj</b>	+ 4.58	<b>Garage Cost</b>	+	12,369			
<b>Subfloor Adj</b>	+ -1.20	<b>Total RCN</b>	=	216,618			
<b>Heat/Cool Adj</b>	+ 17.04	<b>Depreciation ( 42%)</b>	-	90,980			
<b>Plumbing Adj</b>	+ 9.92	<b>Lump Sums</b>	+	0			
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	125,638			
<b>Adj Base Cost</b>	= 138.81	<b>Lot Value</b>	+	40,753			
<b>Total Area</b>	x 1,419	<b>Indicated Value</b>	=	166,391			
<b>Adjusted Cost</b>	= 196,971	<b>Value Per SqFt</b>		117.26			

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	125,638		
<b>Lot Value</b>	40,753		
<b>Indicated Value</b>	166,391	117.26	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	166,391	117.26	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	15364		91	91	23.98		2,182



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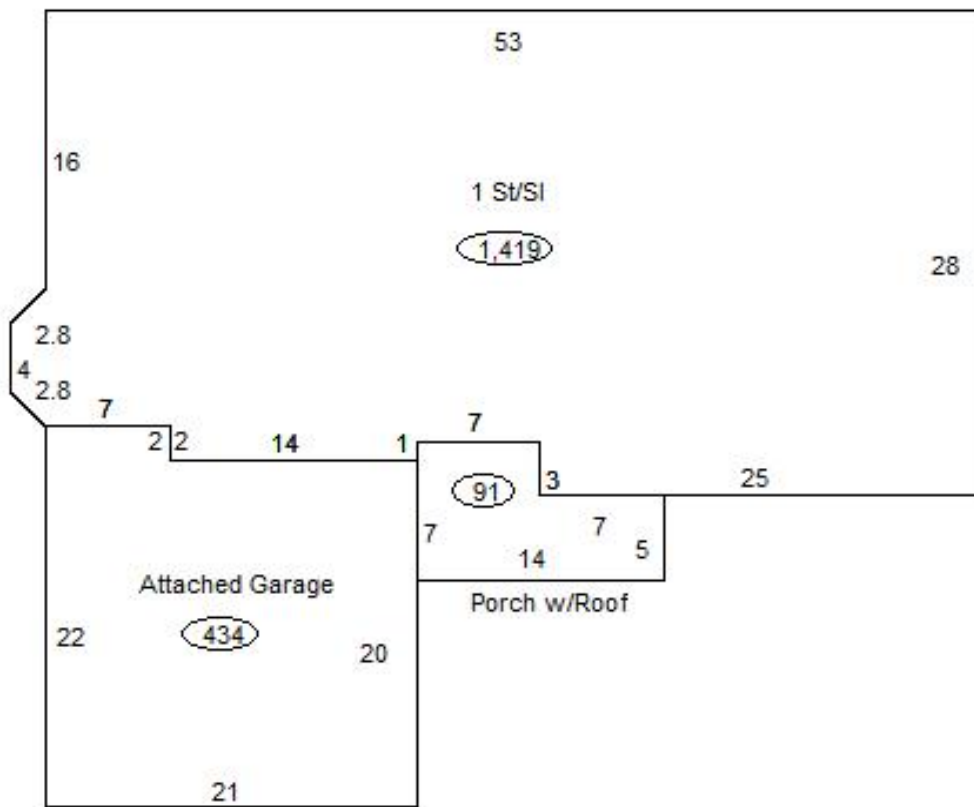
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### Sketch Image

660006306



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,419	1.000	1,419
2	G	1		13	Attached Garage	434	1.000	434
3	M	PRCH		13	SLBC	91	1.000	91
<b>Total Building Area</b>						<b>1,419</b>		<b>1,419</b>