



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 660006316 Parcel ID 000000-00-0-10480-015-0014 Cadastral ID 07-21-16-06510 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 290680 HARLAN, JENNIFER & KAY HARLAN 2412 PARKWOOD CIR CLAREMORE OK 74017-0000 Parcel Location Situs 02412 PARKWOOD CIR Subdivision WESTWOOD ESTATES III Lot/Block 0014 / 0015 Parcel Size 2 - Lots Sec/Twn/Rng 7 / 21 / 16 / 5 Neighborhood 1180 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.31444660 -95.64005912																																																																																																																									
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Lot Data	Square-Foot - NBHD 1180 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	17950	
Non-Ag Acres	0.4863	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	21,183.00 x 4.02 = 85,248	
Factor Value		
Adjustments	1.0000	
Lot Value	85,248	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	R3 Res Nbhd 3
Style	100% 1 1/2 Story Finished
Exterior Wall	20% Frame, Siding, Wood 80% Veneer, Masonry
Base/Total Area	1,483 / 2,329
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,483
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	550 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1979 / 35

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	253,889	109.01	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	274,430		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	93.86	Total Misc Impr	+	7,855			
Roofing Adj	+ 3.17	Garage Cost	+	17,166			
Subfloor Adj	+ -1.48	Total RCN	=	296,513			
Heat/Cool Adj	+ 12.64	Depreciation (43%)	-	127,501			
Plumbing Adj	+ 8.38	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	169,012			
Adj Base Cost	= 116.57	Lot Value	+	85,248			
Total Area	x 2,329	Indicated Value	=	254,260			
Adjusted Cost	= 271,492	Value Per SqFt		109.17			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	169,012		
Lot Value	85,248		
Indicated Value	254,260	109.17	Per SqFt
Agland Value			
Site Improvements	7,500		
Total Value	261,760	112.39	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	15410	18x6		108	26.59		2,872
PRCH	SLAB PORCH - COVERED	15411	16x7		112	26.58		2,977
PATO	SLAB PORCH - OPEN	15413	188		188	10.67		2,006



Rogers

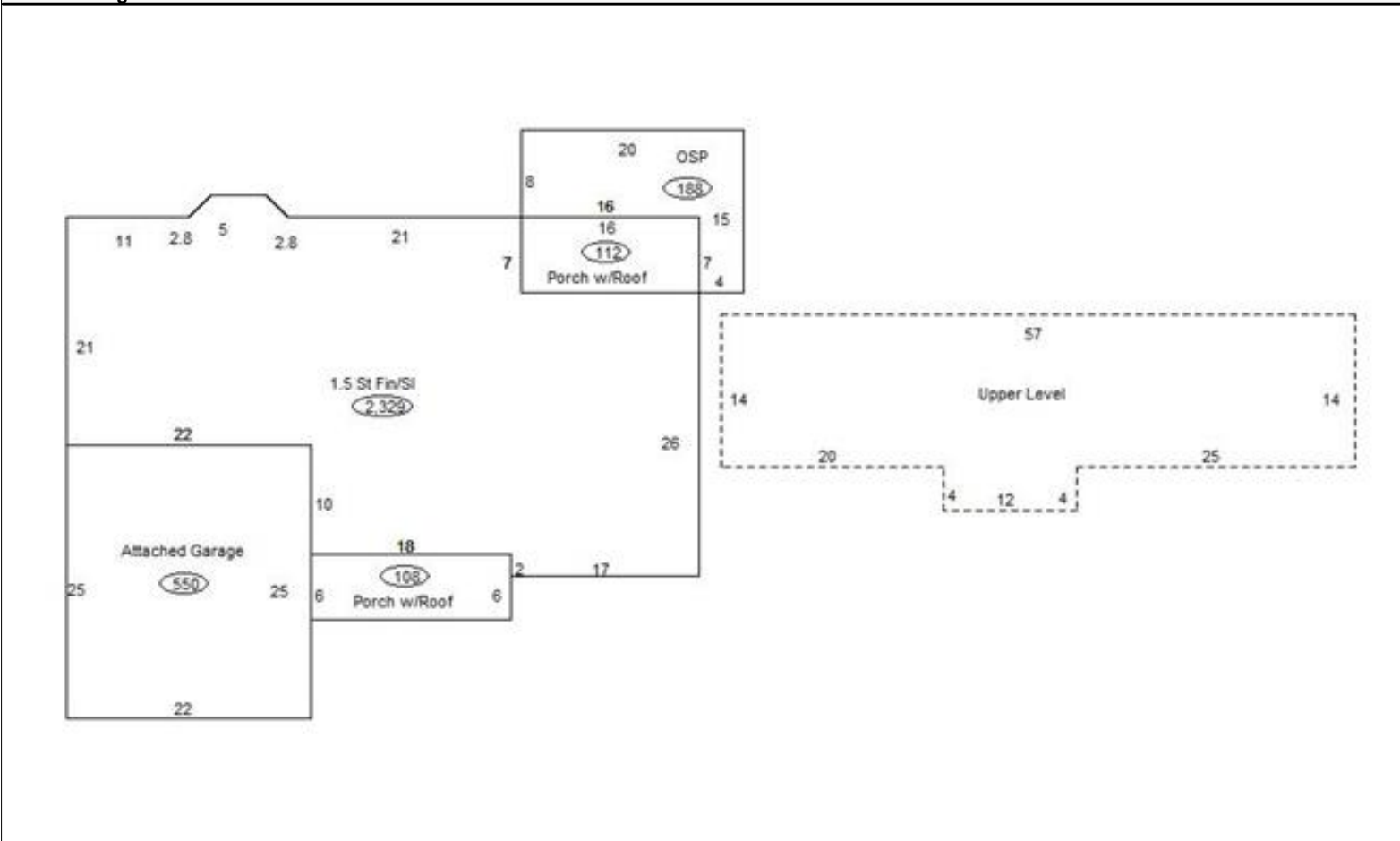
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,483	1.570	2,329
2	G	1		13	Attached Garage	550	1.000	550
3	M	PRCH		13	SLBC	108	1.000	108
4	M	PRCH		13	SLBC	112	1.000	112
5	U	^UL	Overhang	13	Upper Level	846	1.000	846
6	M	PATO		13	Open Slab	188	1.000	188
Total Building Area						1,483		2,329



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL	0x0x0			1
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD
	Base Cost (25,000.00 x 1)		25,000	25,000	17,500	7,500
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					