



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:52:19
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660010772 Parcel ID 000000-00-0-10040-001-0018 Cadastral ID 10-21-16-06370 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 318747 WIDENER, DANNY JR & CASSANDRA N POWERS-WIDENER 1401 BLUE STARR DR CLAREMORE OK 74017-0000 Parcel Location Situs 01401 BLUE STARR DR Subdivision BON TERRE Lot/Block 0018 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 10 / 21 / 16 / 5 Neighborhood 1164 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.32140486 -95.58254595																																																																																																																									
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Lot Data		Square-Foot - NBHD 1164 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.6534		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	72,020.00 x .64 = 46,232		
Factor Value			
Adjustments	1.0000		
Lot Value	46,232		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,526 / 1,606
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	462 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1952 / 56

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	143,101 89.10 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	75,579
Lot Value	46,232
Indicated Value	121,811 75.85 Per SqFt
Agland Value	
Site Improvements	
Total Value	121,811 75.85 Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	89.97	Total Misc Impr	+ 8,836				
Roofing Adj	+ 4.27	Garage Cost	+ 12,931				
Subfloor Adj	+ 1.10	Total RCN	= 198,893				
Heat/Cool Adj	+ 11.47	Depreciation (62%)	- 123,314				
Plumbing Adj	+ 3.48	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 75,579				
Adj Base Cost	= 110.29	Lot Value	+ 46,232				
Total Area	x 1,606	Indicated Value	= 121,811				
Adjusted Cost	= 177,126	Value Per SqFt	75.85				

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	25689	19x8		152	23.75		3,610
PATO	SLAB PORCH - OPEN	143380	4x3		12	10.86		130



Rogers

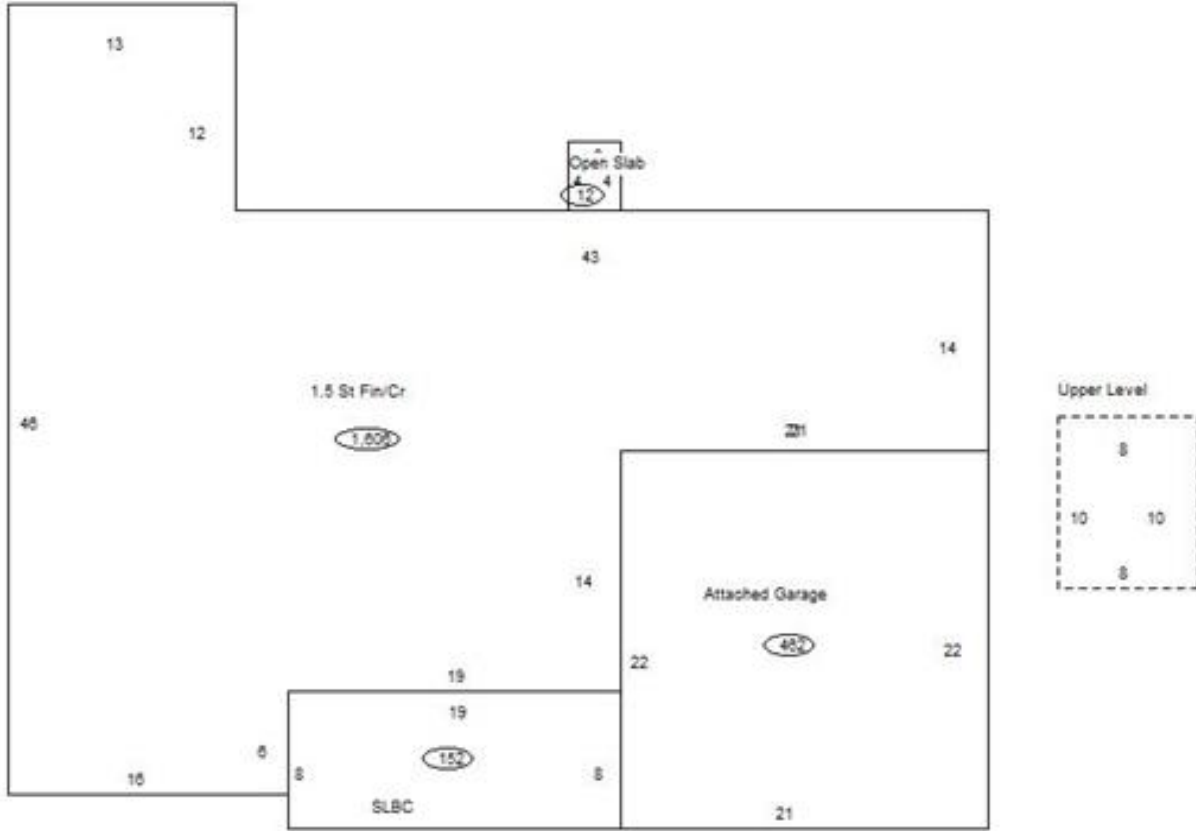
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Sketch Image

660010772



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	10	1.5 St Fin/Cr	1,526	1.052	1,606
2	G	1		10	Attached Garage	462	1.000	462
3	U	^UL	Overhang	10	Upper Level	80	1.000	80
4	M	PRCH		10	SLBC	152	1.000	152
5	M	PATO		10	Open Slab	12	1.000	12
Total Building Area						1,526		1,606