



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:54:11
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660011449 Parcel ID 000000-00-0-00747-002-0012 Cadastral ID 11-20-15-01650 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 174514 BELL, RONALD O 26322 S WILLOW RD CLAREMORE OK 74019-0000 Parcel Location Situs 26322 S WILLOW RD Subdivision SILVERWOOD ESTATES Lot/Block 0012 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 11 / 20 / 15 / 5 Neighborhood 1116 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.22946240 -95.67677127																																																																																																																									
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Lot Data	Square-Foot - NBHD 1116 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.669	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	72,701.00 x 1.04 = 75,555	
Factor Value		
Adjustments	0.5000	
Lot Value	37,778	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,690 / 1,690
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,690
Fixture/RghIn	12 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	500 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1976 / 38

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	171,371	101.40	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	189,960		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	110.12	Total Misc Impr	+	15,922			
Roofing Adj	+ 4.41	Garage Cost	+	17,195			
Subfloor Adj	+ -1.15	Total RCN	=	259,408			
Heat/Cool Adj	+ 11.47	Depreciation (47%)	-	121,922			
Plumbing Adj	+ 9.05	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	137,486			
Adj Base Cost	= 133.90	Lot Value	+	37,778			
Total Area	x 1,690	Indicated Value	=	175,264			
Adjusted Cost	= 226,291	Value Per SqFt		103.71			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	137,486		
Lot Value	37,778		
Indicated Value	175,264	103.71	Per SqFt
Agland Value			
Site Improvements			
Total Value	175,264	103.71	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	26918		5x2	10	24.24		242
EPSW	ENCLOSED PORCH - SOLID WALL	26919		17x10	170	62.26		10,584



Rogers

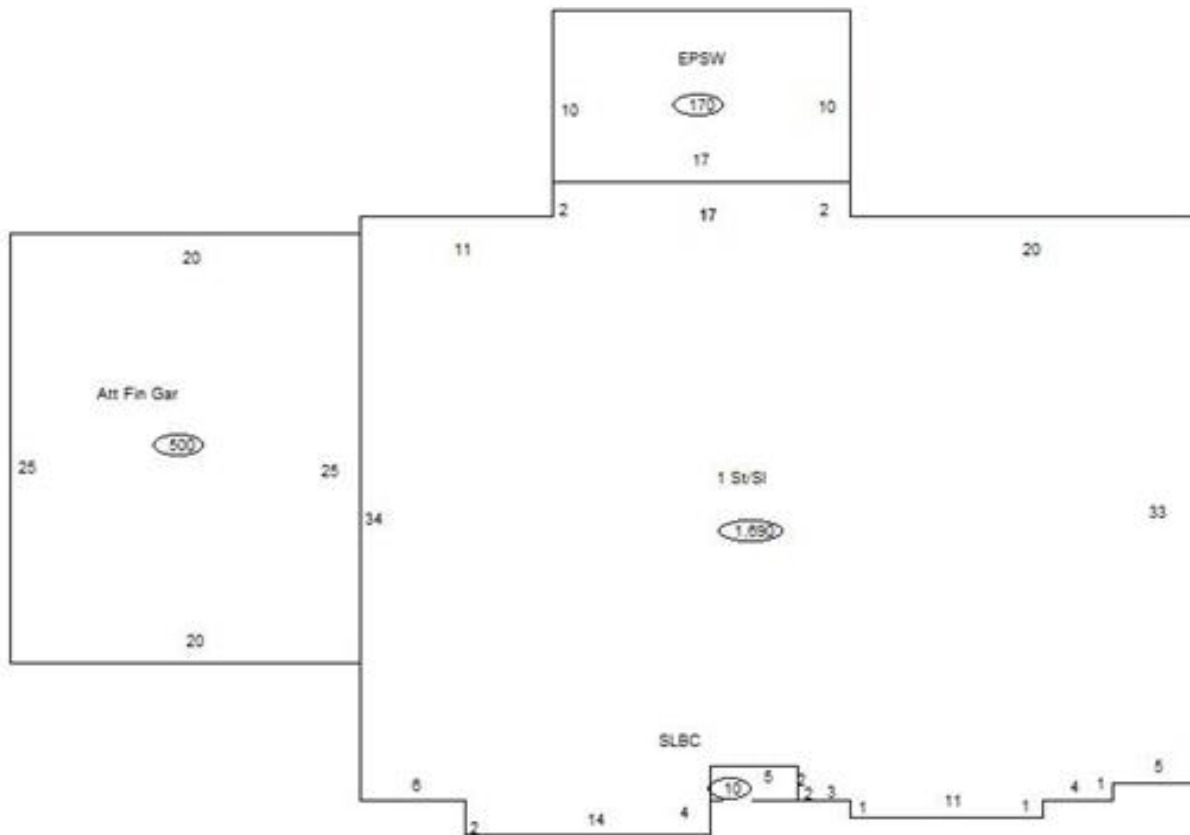
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Sketch Image

660011449



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,690	1.000	1,690
2	G	5		10	Att Fin Gar	500	1.000	500
3	M	PRCH		10	SLBC	10	1.000	10
4	M	EPSW		10	EPSW	170	1.000	170
Total Building Area						1,690		1,690