



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 22:24:00  
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Assessment Data					Primary Image				
Account	660012591								
Parcel ID	000000-00-0-10140-005-0007								
Cadastral ID	12-21-15-02450								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	4						
Tax Area	17 - CLAREMORE OT								
Name ID	335222								
WERT, WILLARD RAY & TONI MARIE									
3104 BOGEY CT CLAREMORE OK 74019-0000									
Parcel Location									
Situs	03104 BOGEY CT								
Subdivision	HERITAGE HILLS SUB								
Lot/Block	0007 / 0005	Parcel Size	1 - Lots						
Sec/Twn/Rng	12 / 21 / 15 / 5								
Neighborhood	1167 - R-V01-SW CLAREMORE								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.31647178 -95.65204690									
Building Permits									
LOT 7 BLOCK 5 HERITAGE HILLS SUB									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	/	WERT, WILLARD RAY	07/29/2021	0	4
					/	MILLEN, PATRICK D	10/09/2018	178,000	YES
					1110/270	SMITH, LLOYD C	04/28/1998	130,000	Yes
					956/698	HERITAGE HILLS DEV CORP	05/16/1994	111,000	Yes
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2019	Land Value	51,736	43,917	11%	4,831	Assessed	25,291	2,337.65
Year Frozen	2013	Improvements	198,797	186,003		20,460	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-93.00
TIF Project ID	0	Total Value	250,533	229,920		25,291	Total Taxable	24,291	2,245.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660012591	WERT, WILLARD RAY &	17	248,632	0	24,554	2,270.00		
2024	2024-660012591	WERT, WILLARD RAY &	17	249,494	0	23,386	2,161.00		
2023	2023-660012591	WERT, WILLARD RAY &	17	202,472	0	22,272	2,040.00		
2022	2022-660012591	WERT, WILLARD RAY &	17	202,311	0	22,152	2,051.00		
2021	2021-660012591	WERT, WILLARD RAY &	17	191,795	0	21,097	1,863.00		
2020	2020-660012591	WERT, WILLARD RAY	17	188,966	0	20,786	1,903.00		
2019	2019-660012591	WERT, WILLARD RAY	17	182,169	0	20,039	1,856.00		
2018	2018-660012591	MILLEN, DARRELL DEAN & PATSY JO &	17	203,578	1000	16,977	1,569.00		
2017	2017-660012591	MILLEN, DARRELL DEAN & PATSY JO &	17	202,017	1000	16,976	1,559.00		
2016	2016-660012591	MILLEN, DARRELL DEAN & PATSY JO &	17	197,158	1000	16,976	1,593.00		
2015	2015-660012591	MILLEN, DARRELL DEAN & PATSY JO &	17	191,433	1000	16,976	1,531.00		
2014	2014-660012591	MILLEN, DARRELL DEAN & PATSY JO &	17	192,872	1000	16,976	1,574.00		
2013	2013-660012591	MILLEN, DARRELL DEAN & PATSY JO &	17	182,649	1000	16,976	1,553.00		



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Lot Data	Square-Foot - NBHD 1167 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> 1 <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.2718 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 11,839.00 x 4.37 = 51,736 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 51,736		<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0715\IMG_0064. 7/15/2022</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	1,959 / 1,959
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,959
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	528 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1993 / 25

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	107.97	<b>Total Misc Impr</b>	+ 14,777	<b>Roofing Adj</b>	+ 4.72	<b>Garage Cost</b>	+ 16,627
<b>Subfloor Adj</b>	+ -2.21	<b>Total RCN</b>	= 288,111	<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 31%)</b>	- 89,314
<b>Plumbing Adj</b>	+ 7.92	<b>Lump Sums</b>	+ 0	<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 198,797
<b>Adj Base Cost</b>	= 131.04	<b>Lot Value</b>	+ 51,736	<b>Total Area</b>	x 1,959	<b>Indicated Value</b>	= 250,533
		<b>Value Per SqFt</b>	127.89	<b>Adjusted Cost</b>	= 256,707		

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>	231,494	118.17	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	6		
<b>Indicated Value</b>	256,850		Per SqFt

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	198,797		
<b>Lot Value</b>	51,736		
<b>Indicated Value</b>	250,533	127.89	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	250,533	127.89	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	30284		51	51	26.77		1,365
PRCH	SLAB PORCH - COVERED	30285	25x12		300	25.99		7,797

