




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 10:37:28
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660012851 Parcel ID 000000-00-0-00159-003-0028 Cadastral ID 12-21-17-02920 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 323978 FLOWERS, KAREN ROSE 2505 WESTWOOD DR CLAREMORE OK 74017-0000 Parcel Location Situs Subdivision CIRCLE H RANCH Lot/Block 0028 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 12 / 21 / 17 / 5 Neighborhood 1215 - R-V03-SE SEQUOYAH School District S006 - SEQUOYAH SCHOOLS					 <p>660012851_001.JPG 12/18/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.31776232 -95.45281987																																																																																																																									
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Lot Data		Square-Foot - NBHD 1215 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	2.1028							
Topography								
Street Access								
Utilities								
Amenities	HYW FRONTAGE	0	0					
Method	Square-Foot							
Base Lot Value	91,599.00 x .17 = 15,783							
Factor Value								
Adjustments	1.0000							
Lot Value	15,783							
Residential Data				660012851_001.JPG 12/18/2025				
Type				GRM Approach				
Condition	-			GRM Code				
Quality	-			Gross Rent 0.00				
Architecture				Indicated Value				
Style				Multiple Regression				
Exterior Wall				MRA Code				
Base/Total Area /				Adusted R				
Style				Indicated Value				
HVAC				Direct Comparables				
Roof Cover				Selection Model A Adam Test				
Area on Slab				Adjustment Model 1 2022 Residential				
Fixture/RghIn /				Comparables				
Bed/F/H Bath / /				Indicated Value				
Basement Area				Value Reconciliation				
Garage Type				Selected Approach Cost Approach				
Remodel				Improvements				
Year/Eff Age /				Lot Value 15,783				
Cost Approach		Manual : 01/2025		Indicated Value 15,783 0.00 Per SqFt				
Base Cost	0.00	Total Misc Impr	+ 0	Agland Value				
Roofing Adj	+ 0.00	Garage Cost	+ 0	Site Improvements				
Subfloor Adj	+ 0.00	Total RCN	= 0	Total Value 15,783 0.00 Total Value Per SqFt				
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 15,783					
Total Area	x	Indicated Value	= 15,783					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value