



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 05:12:55  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660013807 <b>Parcel ID</b> 21N15E-14-3-00000-000-0000 <b>Cadastral ID</b> 14-21-15-02100 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 4 <b>Tax Area</b> 18 - CLAREMORE RURAL/W/O FIRE <b>Name ID</b> 342527 WESTERMANN, MICHELLE & ADAM  21625 S 4110 RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 21625 S 4110 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 2.89 - Acres <b>Sec/Twn/Rng</b> 14 / 21 / 15 / 3 <b>Neighborhood</b> 6080 - UNPLATTED <b>School District</b> S001 - CLAREMORE SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0802\IMG_0015. 8/2/2022</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.29850713 -95.68560865 PT N2 SW, BEG; 618.97' N OF SW/C N2 SW, S 82-44-49 E 588.68'; N 08 45-00 E 209'; N 82-53-33 W 620.37' TO W/L SEC, SD PT BEING 496.14' SWLY OF NW/C N2 SW; S 209' TO POB																																																																																																																									
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Lot Data	Square-Foot - NBHD 6080 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	2.8289	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	123,226.00 x .71 = 87,062	
Factor Value		
Adjustments	1.1865	
Lot Value	103,299	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	70% Veneer, Stone 30% Frame, Siding, Wood
Base/Total Area	1,436 / 1,436
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,436
Fixture/RghIn	7 /
Bed/F/H Bath	2 / 1.5 /
Basement Area	
Garage Type	432 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1976 / 38



\\tsclient\C\Users\Randy Necessary\Pictures\101\_0802\IMG\_0015. 8/2/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	192,927	134.35	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	106.98	Total Misc Impr	+	10,266			
Roofing Adj	+ 4.47	Garage Cost	+	12,334			
Subfloor Adj	+ -1.19	Total RCN	=	206,638			
Heat/Cool Adj	+ 11.47	Depreciation ( 47%)	-	97,120			
Plumbing Adj	+ 6.43	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	109,518			
Adj Base Cost	= 128.16	Lot Value	+	103,299			
Total Area	x 1,436	Indicated Value	=	212,817			
Adjusted Cost	= 184,038	Value Per SqFt		148.20			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	109,518		
Lot Value	103,299		
Indicated Value	212,817	148.20	Per SqFt
Agland Value			
Site Improvements	43,215		
Total Value	256,032	178.30	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
SHLT	STORM SHELTER	0		1	2014	0.00		
PRCH	SLAB PORCH - COVERED	33061	44x5		220	23.50		5,170



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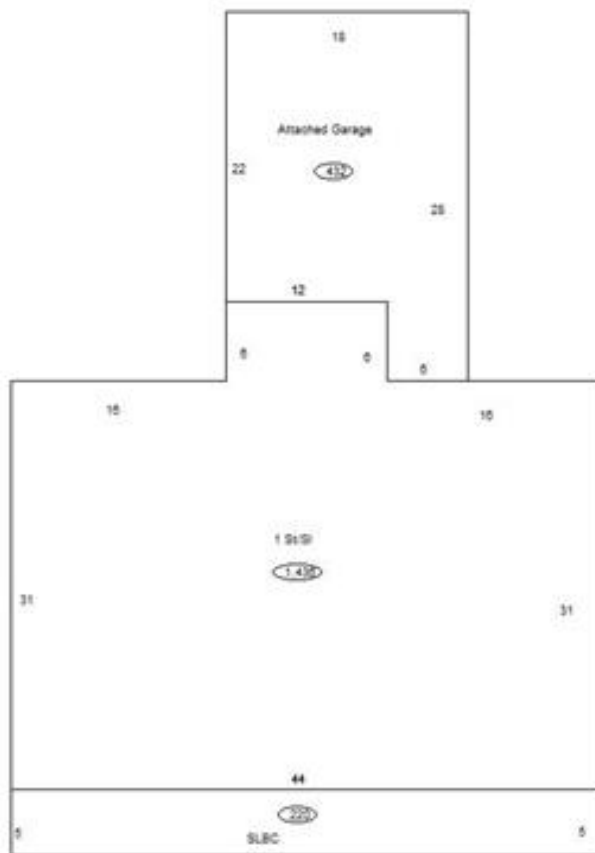
Date 04/17/2026

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Sketch Image

660013807



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	1,436	1.000	1,436
2	G	1		10	Attached Garage	432	1.000	432
3	M	PRCH		10	SLBC	220	1.000	220
<b>Total Building Area</b>						<b>1,436</b>		<b>1,436</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	0x0x0			1,200	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (31.48 x 1,200)	37,776		37,776	3,778	33,998
	SV	SWIM VINYL	0x0x0			1	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (65% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (25,000.00 x 1)	25,000		25,000	16,250	8,750
	STF	STG FAIR	0x0x0				
	Qual	2	Cond 3	Year	Eff Age 1520		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (4.68 x )					
	STF	STG FAIR	0x0x0				
	Qual	2	Cond 2	Year	Eff Age 2026		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (4.68 x )					
	LT	LEAN-TO	10x16x0			160	
	Qual	2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (2.92 x 160)	467		467	467	