



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:00:27
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Assessment Data					Primary Image																																																																																																																				
Account 660013813 Parcel ID 000000-00-0-00933-001-0017 Cadastral ID 14-21-15-02700 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 342100 PERKINS, KATELYNN 21355 S WESSON AVE CLAREMORE OK 74019-0000 Parcel Location Situs 21355 S WESSON AVE Subdivision WINCHESTER HEIGHTS Lot/Block 0017 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 14 / 21 / 15 / 5 Neighborhood 1209 - R-V03,3-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.30189202 -95.67907706																																																																																																																									
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Lot Data	Square-Foot - NBHD 1209 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.3291 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 57,896.00 x 1.53 = 88,612 Factor Value Adjustments 1.0000 Lot Value 88,612		 <p>07/27/2022 09:06</p> <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0727\IMG_0001. 7/28/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	1,474 / 1,474
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,474
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	476 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1984 / 32

Cost Approach				Manual : 01/2025			
Base Cost	102.93	Total Misc Impr	+	10,592			
Roofing Adj	+ 4.53	Garage Cost	+	13,204			
Subfloor Adj	+ -1.17	Total RCN	=	206,587			
Heat/Cool Adj	+ 11.47	Depreciation (42%)	-	86,767			
Plumbing Adj	+ 6.25	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	119,820			
Adj Base Cost	= 124.01	Lot Value	+	88,612			
Total Area	x 1,474	Indicated Value	=	208,432			
Adjusted Cost	= 182,791	Value Per SqFt		141.41			

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	180,469 122.43 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	204,960 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	119,820
Lot Value	88,612
Indicated Value	208,432 141.41 Per SqFt
Agland Value	
Site Improvements	16,891
Total Value	225,323 152.86 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	33067		9x7	63	24.07		1,516
PRCH	SLAB PORCH - COVERED	33068		14x12	168	23.69		3,980



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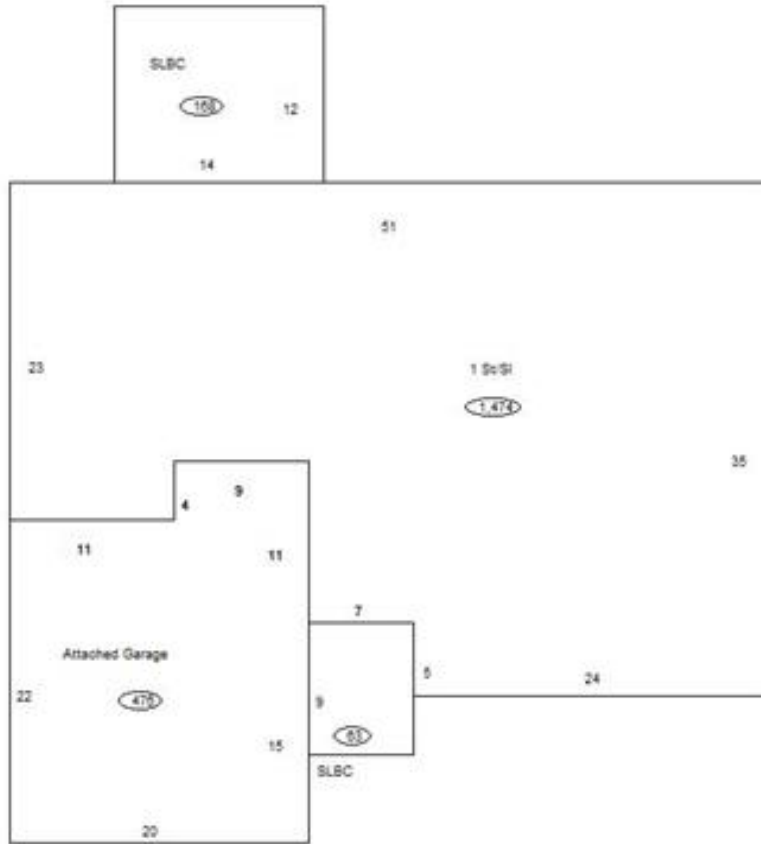
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Sketch Image

660013813



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,474	1.000	1,474
2	G	1		10	Attached Garage	476	1.000	476
3	M	PRCH		10	SLBC	63	1.000	63
4	M	PRCH		10	SLBC	168	1.000	168
Total Building Area						1,474		1,474



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			720
	Qual 2	Cond 3	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
		Base Cost (31.28 x 720)	22,522	22,522	5,631	16,891