



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																								
Account 660013815 Parcel ID 000000-00-0-00933-001-0019 Cadastral ID 14-21-15-02720 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 322439 YANG, RICHARD 8585 E WESSON CT CLAREMORE OK 74019-0000 Parcel Location Situs 08585 WESSON CT Subdivision WINCHESTER HEIGHTS Lot/Block 0019 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 14 / 21 / 15 / 5 Neighborhood 1209 - R-V03,3-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0727\IMG_0003. 7/28/2022</p>																								
Legal Description Lot/Long: 36.30190104 -95.67790694																													
LOT 19 BLOCK 1 WINCHESTER HEIGHTS					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount															
Number	Description	Opened	Closed	Amount																									
Exemptions					Sale History																								
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																				
H	Homestead	No	1,000		2659/280	KIRK, BILLY D	09/06/2017	163,000	YES																				
					2659/277	KIRK, BILLY D & PHYLLIS	09/06/2017	0	4																				
					2482/253	KIRK, BILLY D & PHYLLIS	02/05/2015	0	4																				
					988/291	DEL SERRA, DAVID I	04/25/1995	75,000	Yes																				
Parcel Valuation																													
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax																				
Remove Cap	2018	Land Value	87,783	49,737	11%	5,471	Assessed	19,592	1,810.89																				
Year Frozen	2016	Improvements	128,377	128,377		14,121	Penalty	0																					
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00																				
TIF Project ID	0	Total Value	216,160	178,114		19,592	Total Taxable	19,592	1,811.00																				
Assessment History																													
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																				
2025	2025-660013815	YANG, RICHARD			18	213,914	0	18,659	1,725.00																				
2024	2024-660013815	YANG, RICHARD			18	219,926	0	17,771	1,642.00																				
2023	2023-660013815	YANG, RICHARD			18	153,863	0	16,925	1,550.00																				
2022	2022-660013815	YANG, RICHARD			18	155,999	0	17,160	1,589.00																				
2021	2021-660013815	YANG, RICHARD			18	162,000	0	17,820	1,574.00																				
2020	2020-660013815	YANG, RICHARD			18	159,526	0	17,548	1,607.00																				
2019	2019-660013815	YANG, RICHARD			18	153,854	0	16,924	1,568.00																				
2018	2018-660013815	YANG, RICHARD			18	166,058	0	18,266	1,688.00																				
2017	2017-660013815	YANG, RICHARD			18	145,347	1000	13,815	1,267.00																				
2016	2016-660013815	KIRK, BILLY D & PHYLLIS			18	141,930	1000	13,814	1,295.00																				
2015	2015-660013815	KIRK, BILLY D & PHYLLIS			18	139,172	1000	13,383	1,205.00																				
2014	2014-660013815	KIRK, BILLY D & PHYLLIS			18	140,226	1000	12,964	1,202.00																				
2013	2013-660013815	KIRK, BILLY D & PHYLLIS			18	133,182	1000	12,557	1,149.00																				



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Lot Data	Square-Foot - NBHD 1209 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.3037	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	56,790.00 x 1.55 = 87,783	
Factor Value		
Adjustments	1.0000	
Lot Value	87,783	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,668 / 1,668
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,668
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1981 / 34

Cost Approach		Manual : 01/2025	
Base Cost	102.07	Total Misc Impr	+ 12,050
Roofing Adj	+ 4.33	Garage Cost	+ 13,282
Subfloor Adj	+ -1.15	Total RCN	= 229,245
Heat/Cool Adj	+ 11.47	Depreciation (44%)	- 100,868
Plumbing Adj	+ 5.53	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 128,377
Adj Base Cost	= 122.25	Lot Value	+ 87,783
Total Area	x 1,668	Indicated Value	= 216,160
Adjusted Cost	= 203,913	Value Per SqFt	129.59



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	172,907	103.66	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	252,210 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	128,377		
Lot Value	87,783		
Indicated Value	216,160	129.59	Per SqFt
Agland Value			
Site Improvements			
Total Value	216,160	129.59	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	33075		204	204	23.55		4,804
PATO	SLAB PORCH - OPEN	33076	16x14		224	9.60		2,150



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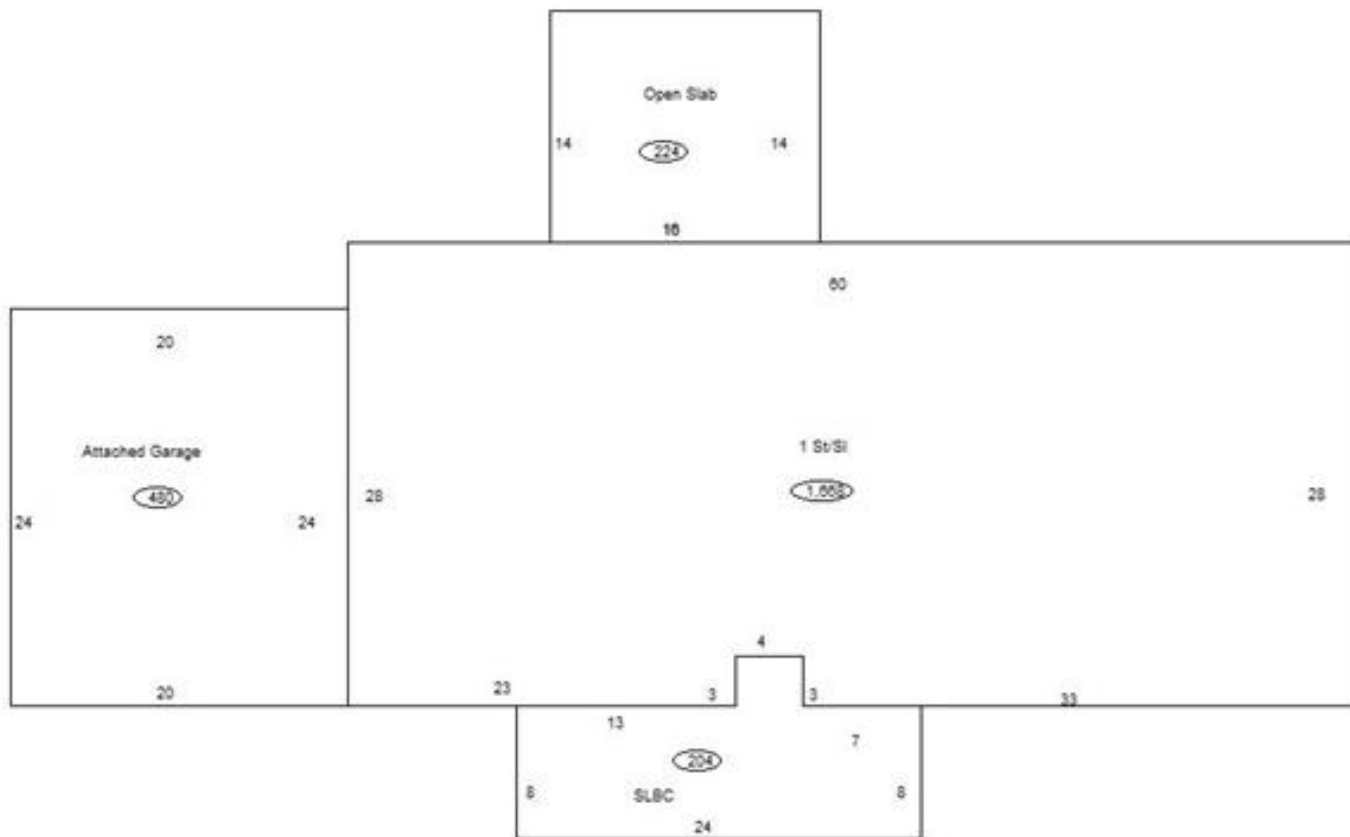
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,668	1.000	1,668
2	G	1		10	Attached Garage	480	1.000	480
3	M	PRCH		10	SLBC	204	1.000	204
4	M	PATO		10	Open Slab	224	1.000	224
Total Building Area						1,668		1,668



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond 3	Year	Eff Age	1520
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					
	PCPT	Carport - Portable	0x0x0			
	Qual		Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.61 x)					