




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 21:57:00
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660013818 Parcel ID 000000-00-0-00933-001-0022 Cadastral ID 14-21-15-02750 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 275846 FIERRO, DAVID & KELLI L 21467 WESSON AVE CLAREMORE OK 74019-0000 Parcel Location Situs 21467 S WESSON AVE Subdivision WINCHESTER HEIGHTS Lot/Block 0022 / 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_0007. 7/28/2022</p>																																																																																																																				
Legal Description Lot/Long: 36.30015219 -95.67825710																																																																																																																									
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Lot Data	Square-Foot - NBHD 1209 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.4894	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	64,876.00 x 1.45 = 93,847	
Factor Value		
Adjustments	1.0000	
Lot Value	93,847	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	10% Veneer, Masonry 90% Frame, Siding, Wood
Base/Total Area	1,850 / 3,000
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,850
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	754 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1992 / 26

Cost Approach				Manual : 01/2025			
Base Cost	90.88	Total Misc Impr	+	16,544			
Roofing Adj	+ 3.38	Garage Cost	+	28,056			
Subfloor Adj	+ -2.15	Total RCN	=	382,100			
Heat/Cool Adj	+ 14.47	Depreciation (32%)	-	122,272			
Plumbing Adj	+ 5.92	Lump Sums	+	2,484			
Basement Adj	+ 0.00	RCNLD	=	262,312			
Adj Base Cost	= 112.50	Lot Value	+	93,847			
Total Area	x 3,000	Indicated Value	=	356,159			
Adjusted Cost	= 337,500	Value Per SqFt		118.72			

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	364,020	121.34	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	377,990		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	262,312		
Lot Value	93,847		
Indicated Value	356,159	118.72	Per SqFt
Agland Value			
Site Improvements			
Total Value	356,159	118.72	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	33088	32x5		160	28.96		4,634
PRCH	SLAB PORCH - COVERED	33089	38x5		190	28.84		5,480
WODO	WOOD DECK - OPEN	33090	20x10		200	24.84	50%	2,484



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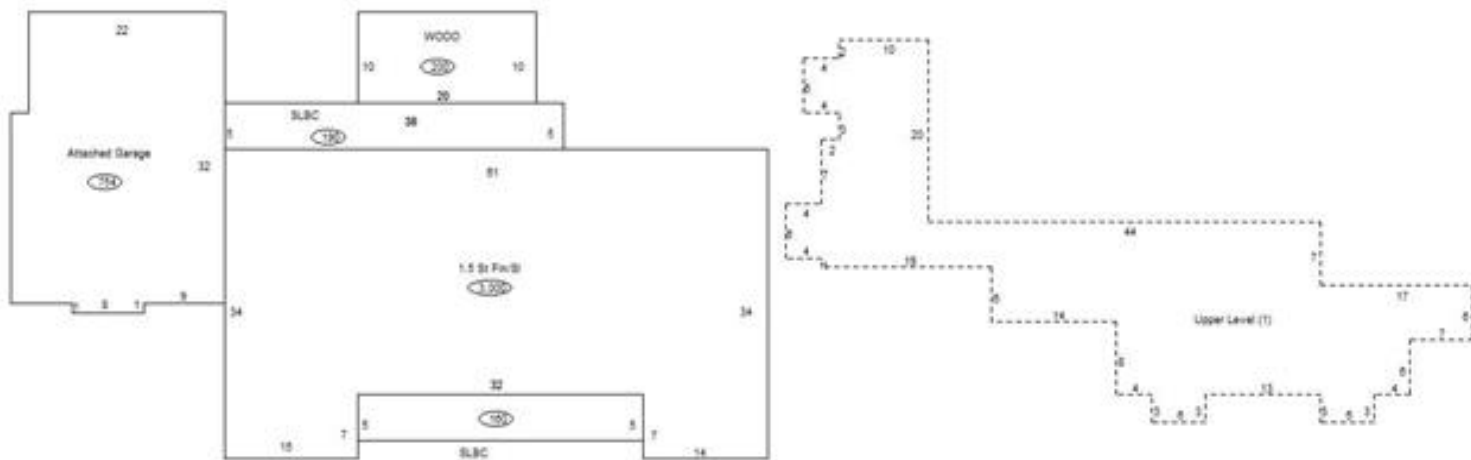
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Sketch Image

660013818



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,850	1.622	3,000
2	G	1		13	Attached Garage	754	1.000	754
3	M	PRCH		13	SLBC	160	1.000	160
4	M	PRCH		13	SLBC	190	1.000	190
5	M	WODO		13	WODO	200	1.000	200
6	U	^UL		13	Upper Level (1)	1,150	1.000	1,150
Total Building Area						1,850		3,000