



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 660013820 Parcel ID 000000-00-0-00933-001-0024 Cadastral ID 14-21-15-02770 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 268087 RAINES, ROBERT C & CHERYL A 21547 WESSON AVE CLAREMORE OK 74019-0000 Parcel Location Situs 21547 S WESSON AVE Subdivision WINCHESTER HEIGHTS Lot/Block 0024 / 0001 Parcel Size 2 - Lots Sec/Twn/Rng 14 / 21 / 15 / 5 Neighborhood 1209 - R-V03,3-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.29894372 -95.67825604																																																																																																																									
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Lot Data	Square-Foot - NBHD 1209 #1	Primary Image
Lot Size		
Lot Count	0	
Units Buildable	2	
Non-Ag Acres	2.9712	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	129,426.00 x 1.10 = 142,260	
Factor Value		
Adjustments	1.0000	
Lot Value	142,260	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	80% Veneer, Stone 20% Frame, Siding, Wood
Base/Total Area	2,192 / 2,192
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,192
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	528 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1980 / 35



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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	243,336	111.01	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	338,140 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	107.97	Total Misc Impr	+ 17,609				
Roofing Adj	+ 4.59	Garage Cost	+ 16,627				
Subfloor Adj	+ -2.19	Total RCN	= 319,371				
Heat/Cool Adj	+ 12.64	Depreciation (43%)	- 137,330				
Plumbing Adj	+ 7.07	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 182,041				
Adj Base Cost	= 130.08	Lot Value	+ 142,260				
Total Area	x 2,192	Indicated Value	= 324,301				
Adjusted Cost	= 285,135	Value Per SqFt	147.95				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	182,041		
Lot Value	142,260		
Indicated Value	324,301	147.95	Per SqFt
Agland Value			
Site Improvements	8,054		
Total Value	332,355	151.62	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	33100		134	134	26.51		3,552
PRCH	SLAB PORCH - COVERED	33101	28x10		280	26.05		7,294
PATO	SLAB PORCH - OPEN	33102	10x10		100	11.48		1,148



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	STF	STG FAIR				192	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 192)		899		899	450	449
	STF	STG FAIR					
	Qual	2	Cond 2	Year	Eff Age 2026		
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)						
	BARN	BARN				1,296	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (10.08 x 1,296)		13,064		13,064	6,532	6,532
	LF	LOAFING SHED				504	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 504)		2,147		2,147	1,074	1,073