



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:19:04
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Assessment Data					Primary Image																																																																																																																				
Account 660013822 Parcel ID 000000-00-0-00933-001-0026 Cadastral ID 14-21-15-02790 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 115374 BEIERGROHSLEIN, DONALD & MARGARET DARLENE-TRUSTEES 21615 S WESSON AVE CLAREMORE OK 74019-0000																																																																																																																									
Parcel Location Situs 21615 S WESSON AVE Subdivision WINCHESTER HEIGHTS Lot/Block 0026 / 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: 36.29820548 -95.67826086					Building Permits																																																																																																																				
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Lot Data		Square-Foot - NBHD 1209 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.5172		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	66,091.00 x 1.43 = 94,758		
Factor Value			
Adjustments	1.0000		
Lot Value	94,758		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	3,204 / 3,204
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,204
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1981 / 34

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	310,232	96.83	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	356,060 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	104.22	Total Misc Impr	+ 33,667
Roofing Adj	+ 4.97	Garage Cost	+ 0
Subfloor Adj	+ -3.19	Total RCN	= 442,017
Heat/Cool Adj	+ 14.47	Depreciation (42%)	- 185,647
Plumbing Adj	+ 6.98	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 256,370
Adj Base Cost	= 127.45	Lot Value	+ 94,758
Total Area	x 3,204	Indicated Value	= 351,128
Adjusted Cost	= 408,350	Value Per SqFt	109.59

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	256,370		
Lot Value	94,758		
Indicated Value	351,128	109.59	Per SqFt
Agland Value			
Site Improvements	7,373		
Total Value	358,501	111.89	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	33104	19x12		228	28.71		6,546
PRCH	SLAB PORCH - COVERED	33105	17x14		238	28.67		6,823
PRCH	SLAB PORCH - COVERED	33106	164		164	28.95		4,748
PRCH	SLAB PORCH - COVERED	33107	253		253	28.63		7,243
PRCH	SLAB PORCH - COVERED	140000	8x8		64	29.33		1,877



Rogers

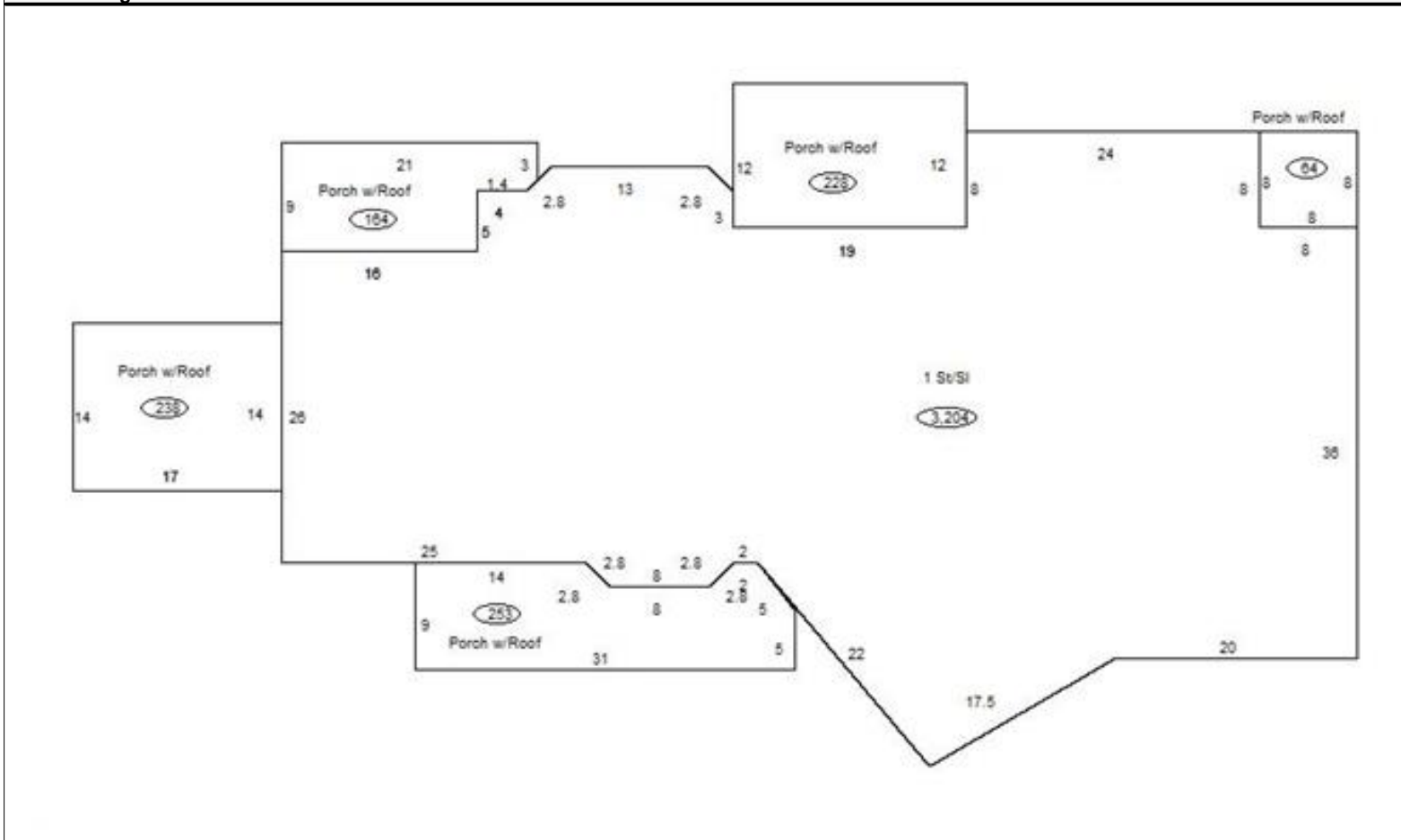
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	3,204	1.000	3,204
2	M	PRCH		13	SLBC	228	1.000	228
3	M	PRCH		13	SLBC	238	1.000	238
4	M	PRCH		13	SLBC	164	1.000	164
5	M	PRCH		13	SLBC	253	1.000	253
6	M	PRCH		13	SLBC	64	1.000	64
Total Building Area						3,204		3,204



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			576
	Qual 2	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)		RCNLD
Base Cost (16.00 x 576)		9,216		9,216	1,843	7,373