




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:46:15
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660013824 Parcel ID 000000-00-0-00933-001-0028 Cadastral ID 14-21-15-02810 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 309201 YANG, KUE & MAIKOU 8466 E WINCHESTER AVE CLAREMORE OK 74019-0000 Parcel Location Situs Subdivision WINCHESTER HEIGHTS Lot/Block 0028 / 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>D:\Convert\Photos\660\013\824-01.jpg 5/22/2008</p>																																																																																																																				
Legal Description Lot/Long: 36.29712920 -95.67806134 LOT 28 BLOCK 1 WINCHESTER HEIGHTS																																																																																																																									
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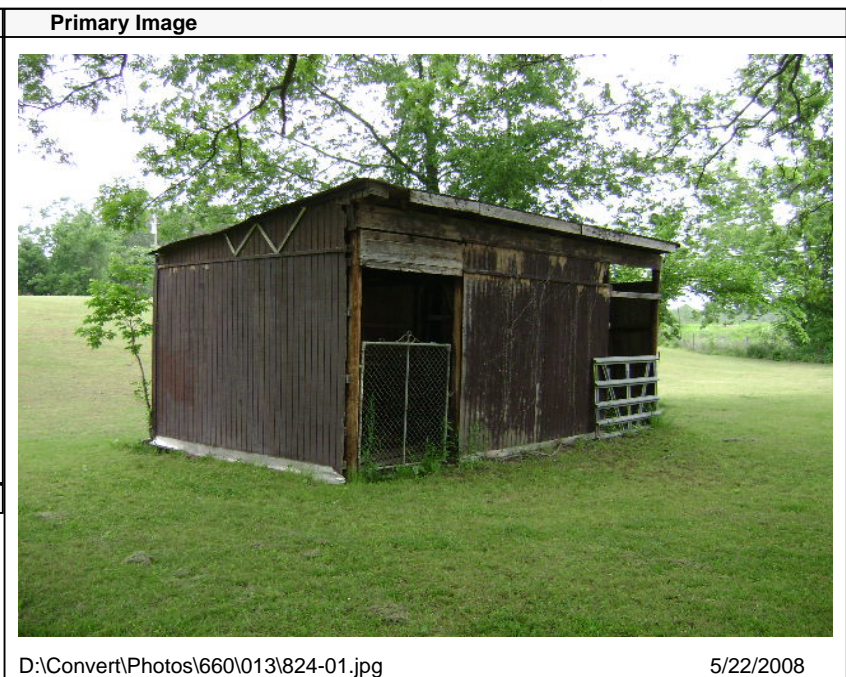
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 Page 2

Lot Data		Square-Foot - NBHD 1209 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.4516		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	63,233.00 x 1.46 = 92,615		
Factor Value			
Adjustments	1.0000		
Lot Value	92,615		



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5/22/2008

Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	
Lot Value	92,615
Indicated Value	92,615
Agland Value	0.00 Per SqFt
Site Improvements	
Total Value	92,615 0.00 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 92,615
Total Area	x	Indicated Value	= 92,615
Adjusted Cost	= 0	Value Per SqFt	0.00

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
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