



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 22:37:05  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660013826 <b>Parcel ID</b> 000000-00-0-00933-001-0030 <b>Cadastral ID</b> 14-21-15-02830 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 18 - CLAREMORE RURAL/W/O FIRE <b>Name ID</b> 259718 ELSE, JAMES & BENNA V  8454 E WINCHESTER AVE CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 08454 E WINCHESTER AVE <b>Subdivision</b> WINCHESTER HEIGHTS <b>Lot/Block</b> 0030 / 0001 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 14 / 21 / 15 / 5 <b>Neighborhood</b> 1209 - R-V03,3-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0727\IMG_0016. 7/28/2022</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.29694137 -95.67930119																																																																																																																									
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Lot Data	Square-Foot - NBHD 1209 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 1.1706 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 50,991.00 x 1.64 = 83,433 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 83,433		 <p>07/27/2022 09:20</p> <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0727\IMG_0016. 7/28/2022</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	1,599 / 1,599
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,599
<b>Fixture/RghIn</b>	7 /
<b>Bed/F/H Bath</b>	3 / 1.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	480 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1980 / 35

### GRM Approach

<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

### Multiple Regression

<b>MRA Code</b>	1 Test
<b>Adusted R</b>	0.8445
<b>Indicated Value</b>	167,720 104.89 Per SqFt

### Direct Comparables

<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	6
<b>Indicated Value</b>	226,460 Per SqFt

### Value Reconciliation

<b>Selected Approach</b>	Cost Approach
<b>Improvements</b>	126,820
<b>Lot Value</b>	83,433
<b>Indicated Value</b>	210,253 131.49 Per SqFt
<b>Agland Value</b>	
<b>Site Improvements</b>	
<b>Total Value</b>	210,253 131.49 Total Value Per SqFt

### Cost Approach Manual : 01/2025

<b>Base Cost</b>	105.50	<b>Total Misc Impr</b>	+	11,628
<b>Roofing Adj</b>	+ 4.46	<b>Garage Cost</b>	+	13,282
<b>Subfloor Adj</b>	+ -1.15	<b>Total RCN</b>	=	226,464
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 44%)</b>	-	99,644
<b>Plumbing Adj</b>	+ 5.77	<b>Lump Sums</b>	+	0
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	126,820
<b>Adj Base Cost</b>	= 126.05	<b>Lot Value</b>	+	83,433
<b>Total Area</b>	x 1,599	<b>Indicated Value</b>	=	210,253
<b>Adjusted Cost</b>	= 201,554	<b>Value Per SqFt</b>		131.49

### 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	33118		7x5	35	24.16		846
PATO	SLAB PORCH - OPEN	33119		98	98	10.86		1,064
PRCH	SLAB PORCH - COVERED	33120		196	196	23.58		4,622



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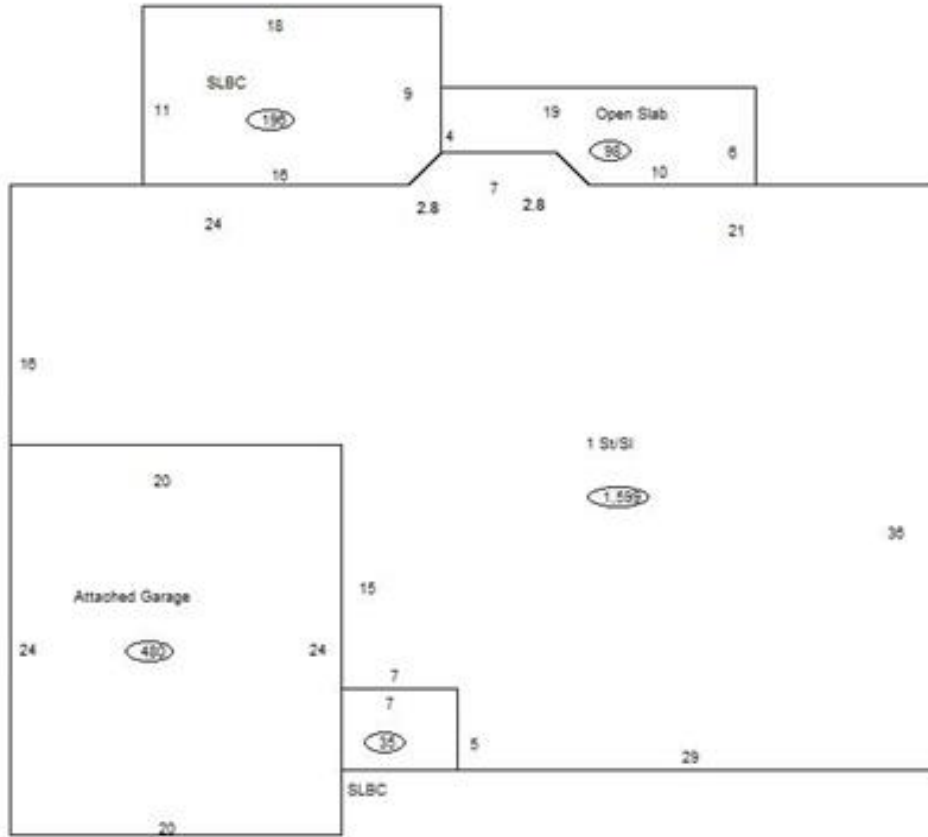
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Sketch Image

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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	1,599	1.000	1,599
2	G	1		10	Attached Garage	480	1.000	480
3	M	PRCH		10	SLBC	35	1.000	35
4	M	PATO		10	Open Slab	98	1.000	98
5	M	PRCH		10	SLBC	196	1.000	196
<b>Total Building Area</b>						<b>1,599</b>		<b>1,599</b>



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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
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (4.68 x )						