



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 22:19:09  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660013830 <b>Parcel ID</b> 000000-00-0-00933-001-0036 <b>Cadastral ID</b> 14-21-15-02870 <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> 346914 CLASSEN, DYLAN  21707 S WINCHESTER CT CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 21707 S WINCHESTER CT <b>Subdivision</b> WINCHESTER HEIGHTS <b>Lot/Block</b> 0036 / 0001 <b>Parcel Size</b> 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																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.29727833 -95.68296623																																																																																																																									
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Lot Data	Square-Foot - NBHD 1209 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.4675	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	63,926.00 x 1.46 = 93,135	
Factor Value		
Adjustments	1.0640	
Lot Value	99,096	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Stone 10% Frame, Siding, Wood
Base/Total Area	2,692 / 2,692
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,692
Fixture/RghIn	14 /
Bed/F/H Bath	5 / 2.5 /
Basement Area	
Garage Type	484 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1980 / 35



\\tsclient\C\Users\Randy Necessary\Pictures\101\_0727\IMG\_0020. 7/28/2022

Cost Approach		Manual : 01/2025	
Base Cost	106.03	Total Misc Impr	+ 23,250
Roofing Adj	+ 4.46	Garage Cost	+ 15,527
Subfloor Adj	+ -2.11	Total RCN	= 384,107
Heat/Cool Adj	+ 12.64	Depreciation ( 43%)	- 165,166
Plumbing Adj	+ 7.26	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 218,941
Adj Base Cost	= 128.28	Lot Value	+ 99,096
Total Area	x 2,692	Indicated Value	= 318,037
Adjusted Cost	= 345,330	Value Per SqFt	118.14

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	277,949 103.25 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	340,050 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	218,941
Lot Value	99,096
Indicated Value	318,037 118.14 Per SqFt
Agland Value	
Site Improvements	9,792
Total Value	327,829 121.78 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
PATO	SLAB PORCH - OPEN	33135	23x22		506	8.60		4,352
EPSW	ENCLOSED PORCH - SOLID WALL	33136	15x12		180	69.32		12,478
PRCH	SLAB PORCH - COVERED	33137	6x5		30	26.84		805



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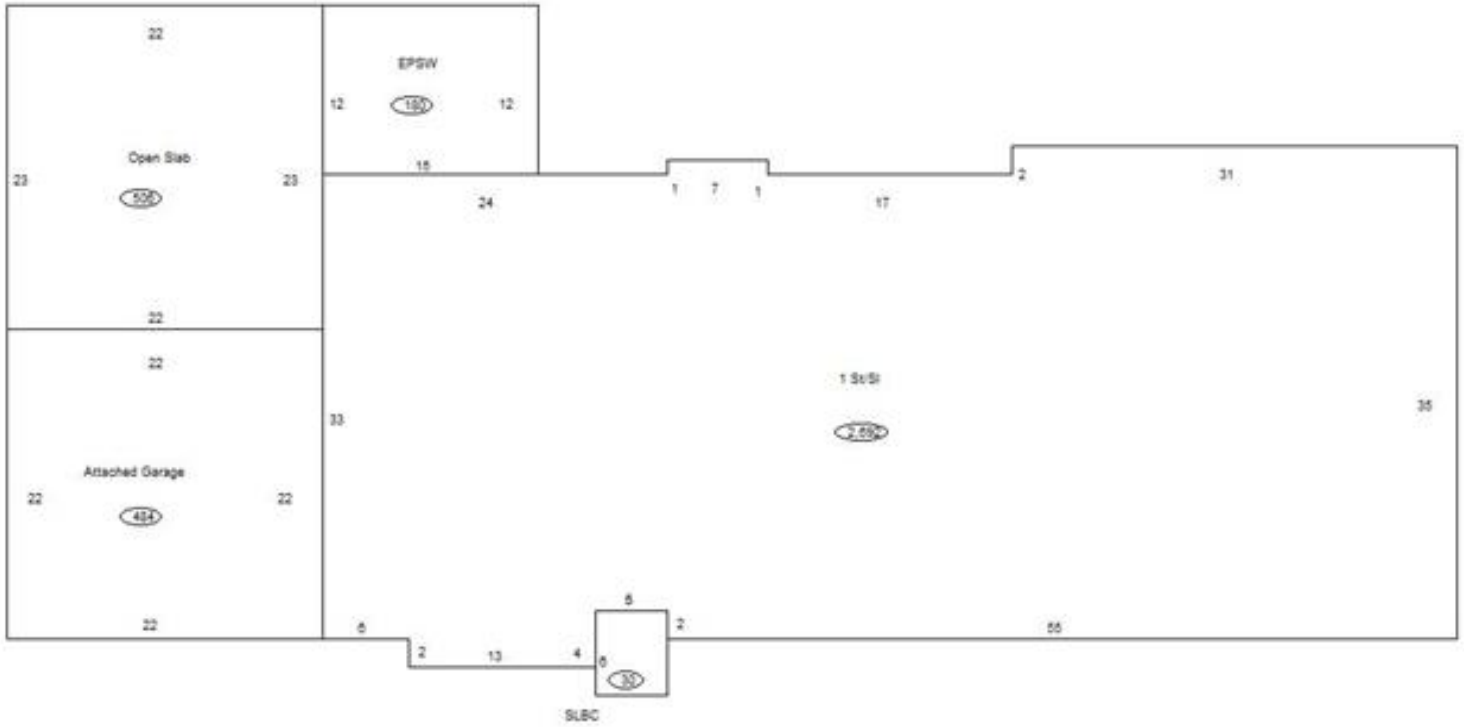
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### Sketch Image

660013830



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,692	1.000	2,692
2	G	1		10	Attached Garage	484	1.000	484
3	M	PATO		10	Open Slab	506	1.000	506
4	M	EPSW		10	EPSW	180	1.000	180
5	M	PRCH		10	SLBC	30	1.000	30
<b>Total Building Area</b>						2,692		2,692



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			720
	Qual 2	Cond 3	Year	Eff Age		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (16.00 x 720)	11,520	11,520	1,728	9,792