



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:19:11
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Assessment Data					Primary Image																																																																																																																				
Account 660013831 Parcel ID 000000-00-0-00933-001-0037 Cadastral ID 14-21-15-02880 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 115594 FOSTER, BILLY E & MARIA R-TRUSTEES 21727 S WINCHESTER CT CLAREMORE OK 74019-0000 Parcel Location Situs 21727 S WINCHESTER CT Subdivision WINCHESTER HEIGHTS Lot/Block 0037 / 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>\\tsclient\C\Users\Randy Necessary\Pictures\101_0727\IMG_0021. 7/28/2022</p>																																																																																																																				
Legal Description Lot/Long: 36.29791070 -95.68258374 LOT 37 BLOCK 1 WINCHESTER HEIGHTS																																																																																																																									
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Lot Data	Square-Foot - NBHD 1209 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.6695 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 72,723.00 x 1.37 = 99,732 Factor Value Adjustments 1.0000 Lot Value 99,732		<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0727\IMG_0021. 7/28/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	80% Veneer, Stone 20% Frame, Siding, Wood
Base/Total Area	1,378 / 1,378
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,378
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	572 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1979 / 35

Cost Approach		Manual : 01/2025	
Base Cost	104.79	Total Misc Impr	+ 30,064
Roofing Adj	+ 4.32	Garage Cost	+ 15,232
Subfloor Adj	+ -1.15	Total RCN	= 223,954
Heat/Cool Adj	+ 11.47	Depreciation (44%)	- 98,540
Plumbing Adj	+ 10.22	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 125,414
Adj Base Cost	= 129.65	Lot Value	+ 99,732
Total Area	x 1,378	Indicated Value	= 225,146
Adjusted Cost	= 178,658	Value Per SqFt	163.39

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	191,077	138.66	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	212,440		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	125,414		
Lot Value	99,732		
Indicated Value	225,146	163.39	Per SqFt
Agland Value			
Site Improvements	29,637		
Total Value	254,783	184.89	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	33140	23x6		138	23.81		3,286
EPSW	ENCLOSED PORCH - SOLID WALL	33141	18x12		216	61.83		13,355
PRCH	SLAB PORCH - COVERED	140003	20x18		360	23.13		8,327



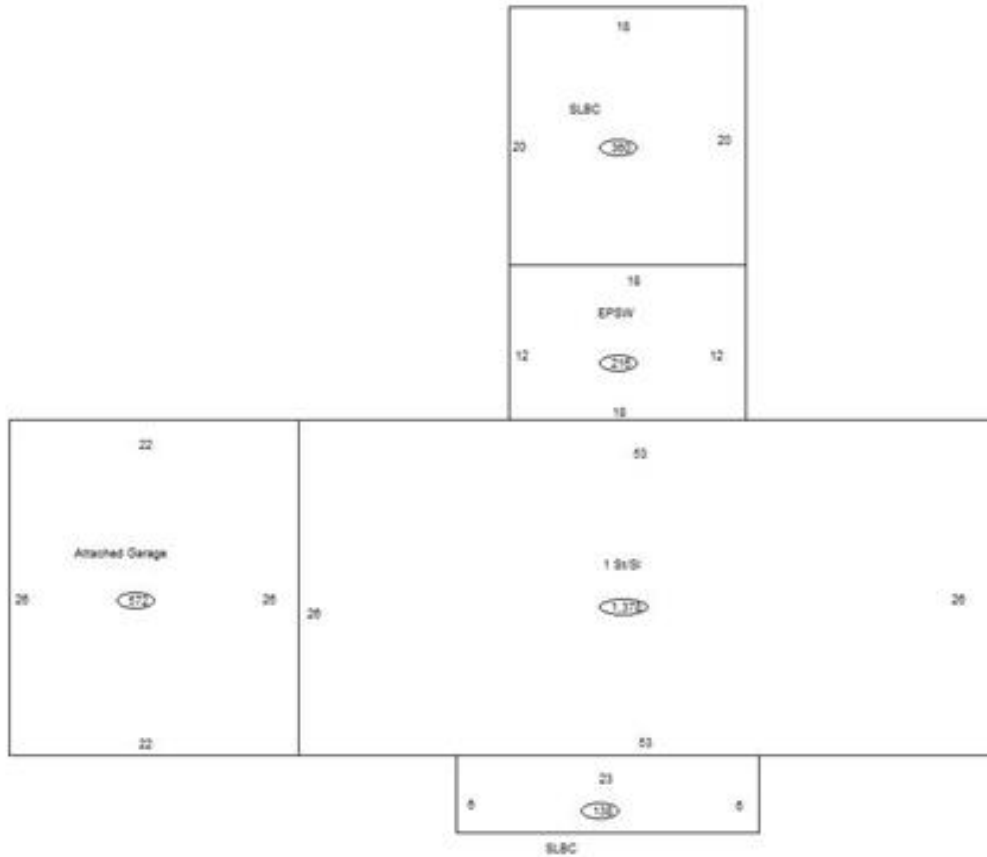
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Sketch Image

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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/Sl	1,378	1.000	1,378
2	G	1		10	Attached Garage	572	1.000	572
3	M	PRCH		10	SLBC	138	1.000	138
4	M	EPSW		10	EPSW	216	1.000	216
5	M	PRCH		10	SLBC	360	1.000	360
Total Building Area						1,378		1,378



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	30x30x0			900
	Qual 2	Cond	Year 2013	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (32.93 x 900)		29,637		29,637	29,637
	STF	STG FAIR	0x0x0			
	Qual 2	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					