



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:19:15
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Assessment Data					Primary Image																																																																																																																				
Account 660013834 Parcel ID 000000-00-0-00933-001-0040 Cadastral ID 14-21-15-02910 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 115674 SCHRAMME, DAVID C 8132 E WINCHESTER AVE CLAREMORE OK 74019-0000 Parcel Location Situs 08132 E WINCHESTER AVE Subdivision WINCHESTER HEIGHTS Lot/Block 0040 / 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: 36.29907731 -95.68366647																																																																																																																									
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Lot Data		Square-Foot - NBHD 1209 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.1358		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	49,476.00 x 1.66 = 82,297		
Factor Value			
Adjustments	1.0000		
Lot Value	82,297		



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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	50% Veneer, Masonry 50% Frame, Siding, Vinyl
Base/Total Area	3,005 / 3,005
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,005
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	520 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1980 / 35

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	366,145 121.85 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	391,960 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	231,709
Lot Value	82,297
Indicated Value	314,006 104.49 Per SqFt
Agland Value	
Site Improvements	34,860
Total Value	348,866 116.10 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	100.96	Total Misc Impr	+	22,108
Roofing Adj	+ 5.00	Garage Cost	+	20,524
Subfloor Adj	+ -3.22	Total RCN	=	406,507
Heat/Cool Adj	+ 14.47	Depreciation (43%)	-	174,798
Plumbing Adj	+ 3.88	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	231,709
Adj Base Cost	= 121.09	Lot Value	+	82,297
Total Area	x 3,005	Indicated Value	=	314,006
Adjusted Cost	= 363,875	Value Per SqFt		104.49

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	33152	28x5		140	29.04		4,066
PATO	SLAB PORCH - OPEN	33153	210		210	11.71		2,459
PRCH	SLAB PORCH - COVERED	33154	18x12		216	28.75		6,210
PATO	SLAB PORCH - OPEN	33155	18x16		288	10.22		2,943



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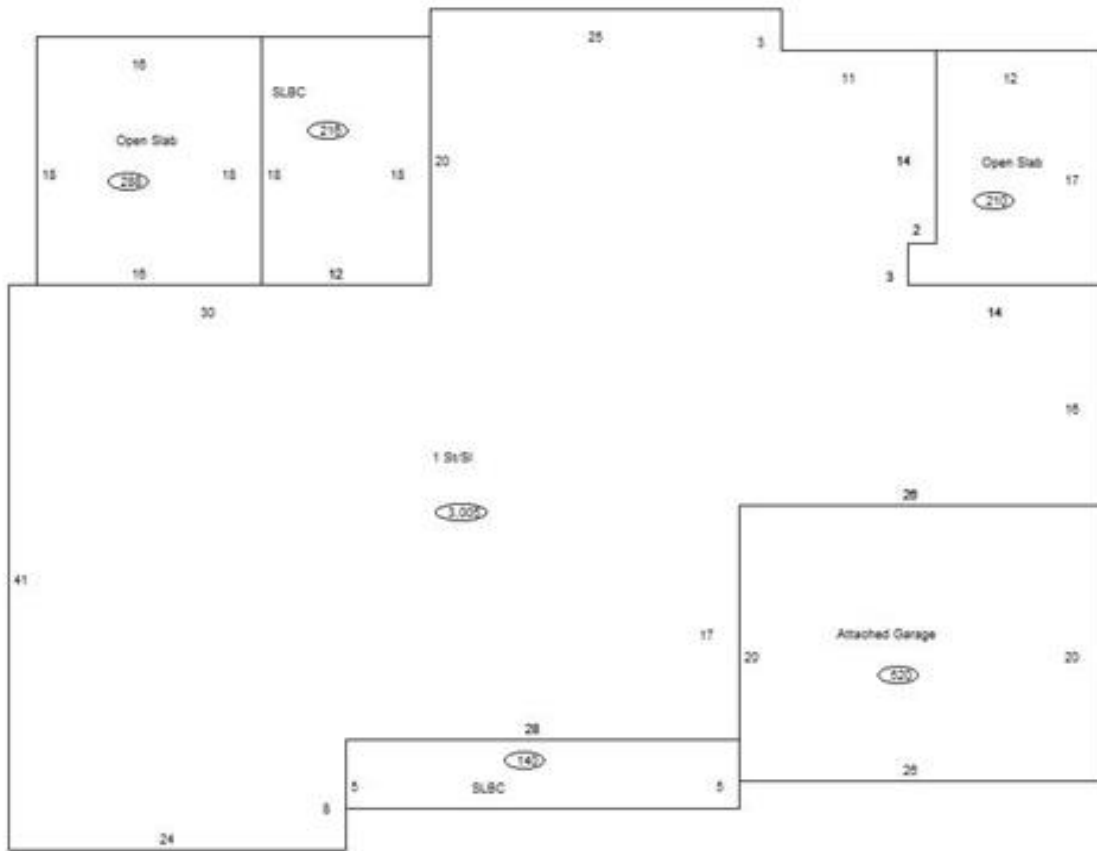
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Sketch Image

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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	3,005	1.000	3,005
2	G	1		10	Attached Garage	520	1.000	520
3	M	PRCH		10	SLBC	140	1.000	140
4	M	PATO		10	Open Slab	210	1.000	210
5	M	PRCH		10	SLBC	216	1.000	216
6	M	PATO		10	Open Slab	288	1.000	288
Total Building Area						3,005		3,005



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	TNCT	TENNIS COURT	0x0x0			1
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
	Base Cost (49,800.00 x 1)		49,800	49,800	14,940	34,860
	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)					