



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:00:43
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660013836 Parcel ID 000000-00-0-00933-001-0042 Cadastral ID 14-21-15-02930 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 267099 ASASKAS, STEVEN W & DONNA J 8066 E WINCHESTER AVE CLAREMORE OK 74019-0000 Parcel Location Situs 08066 E WINCHESTER AVE Subdivision WINCHESTER HEIGHTS Lot/Block 0042 / 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: 36.29906316 -95.68516316																																																																																																																									
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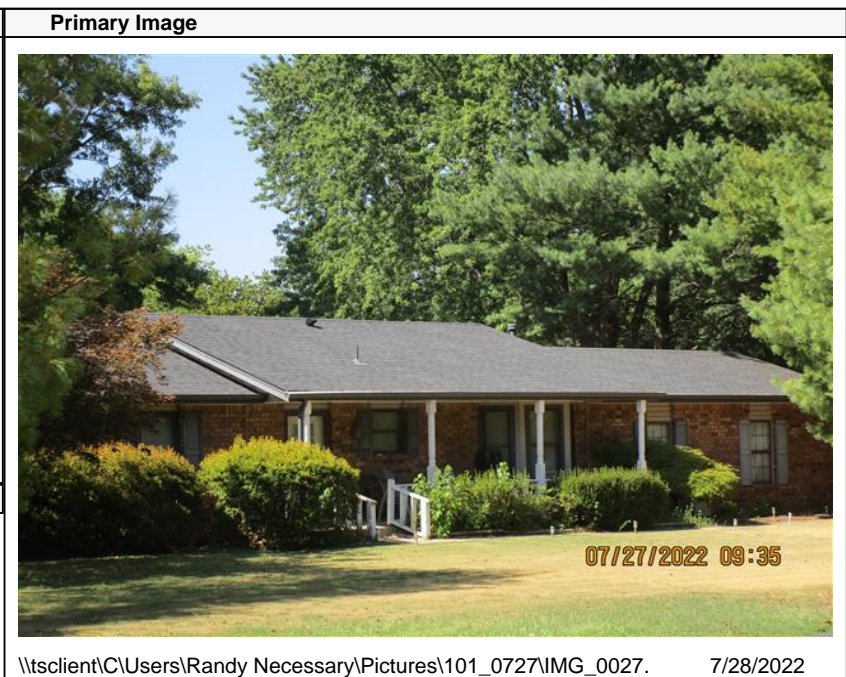
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Lot Data		Square-Foot - NBHD 1209 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.437		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	62,597.00 x 1.47 = 92,138		
Factor Value			
Adjustments	1.0000		
Lot Value	92,138		



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Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Vinyl
Base/Total Area	1,910 / 1,910
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,910
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	546 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1980 / 32

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	202,081 105.80 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	255,260 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	148,169
Lot Value	92,138
Indicated Value	240,307 125.82 Per SqFt
Agland Value	
Site Improvements	9,384
Total Value	249,691 130.73 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	97.28	Total Misc Impr	+ 17,728
Roofing Adj	+ 4.31	Garage Cost	+ 14,704
Subfloor Adj	+ -1.12	Total RCN	= 255,463
Heat/Cool Adj	+ 11.47	Depreciation (42%)	- 107,294
Plumbing Adj	+ 4.83	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 148,169
Adj Base Cost	= 116.77	Lot Value	+ 92,138
Total Area	x 1,910	Indicated Value	= 240,307
Adjusted Cost	= 223,031	Value Per SqFt	125.82

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	33161		142	142	23.79		3,378
PRCH	SLAB PORCH - COVERED	33162	26x4		104	23.94		2,490
PATO	SLAB PORCH - OPEN	140004	32x26		832	8.13		6,764



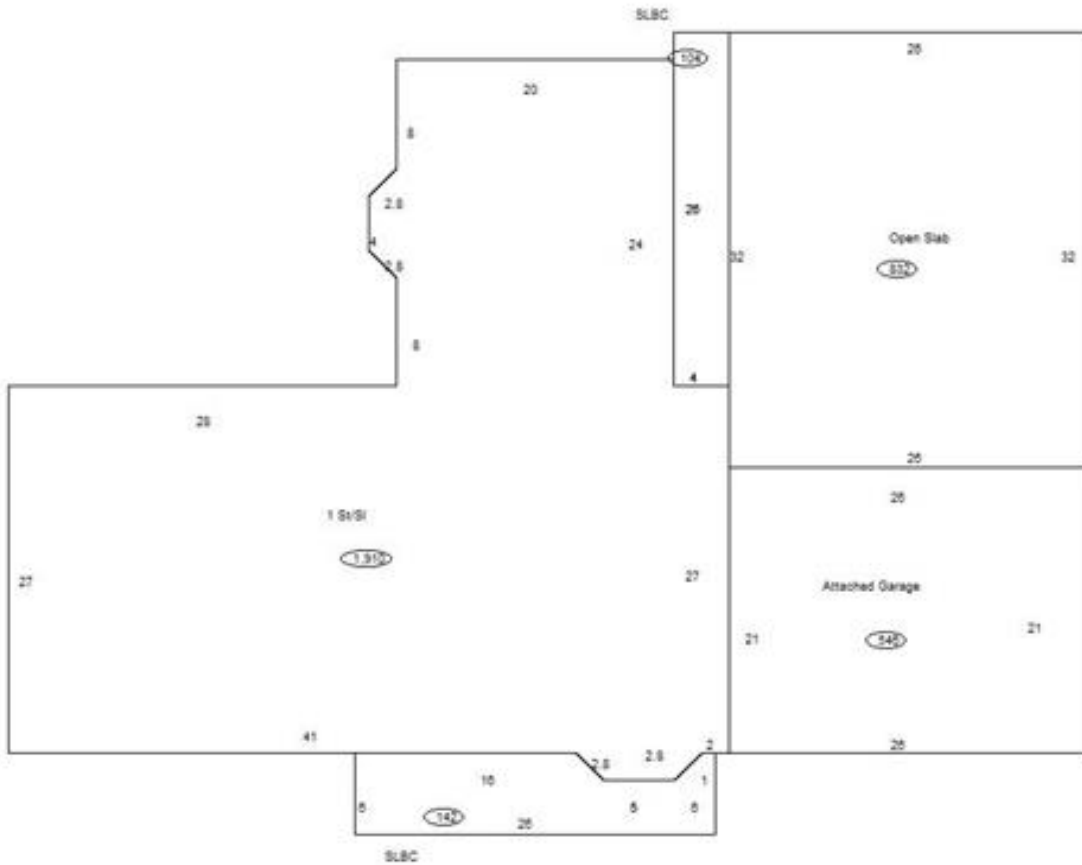
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Sketch Image

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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	1,910	1.000	1,910
2	G	1		10	Attached Garage	546	1.000	546
3	M	PRCH		10	SLBC	142	1.000	142
4	M	PRCH		10	SLBC	104	1.000	104
5	M	PATO		10	Open Slab	832	1.000	832
Total Building Area						1,910		1,910



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			400
	Qual 2	Cond 3	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
		Base Cost (31.28 x 400)	12,512	12,512	3,128	9,384