



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 18:22:52  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660013848 <b>Parcel ID</b> 000000-00-0-00933-003-0014 <b>Cadastral ID</b> 14-21-15-03050 <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> 301662 ANDERSON, KRISTOFOR K  21555 S COLT AVE CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 21555 S COLT AVE <b>Subdivision</b> WINCHESTER HEIGHTS <b>Lot/Block</b> 0014 / 0003 <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					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0727\IMG_0034. 7/28/2022</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.30059338 -95.68370699 LOT 14 BLOCK 3 WINCHESTER HEIGHTS																																																																																																																									
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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> 1.6226 <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> 70,679.00 x 1.39 = 98,199 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 98,199		

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>	40% Veneer, Masonry 60% Frame, Siding, Vinyl
<b>Base/Total Area</b>	1,722 / 1,722
<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>	1,722
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	440 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1979 / 35

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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>Adjusted R</b>	0.8445		
<b>Indicated Value</b>	226,383	131.47	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>	262,300		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	98.39	<b>Total Misc Impr</b>	+ 7,618				
<b>Roofing Adj</b>	+ 4.40	<b>Garage Cost</b>	+ 12,487				
<b>Subfloor Adj</b>	+ -1.15	<b>Total RCN</b>	= 228,966				
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 44%)</b>	- 100,745				
<b>Plumbing Adj</b>	+ 8.18	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 128,221				
<b>Adj Base Cost</b>	= 121.29	<b>Lot Value</b>	+ 98,199				
<b>Total Area</b>	x 1,722	<b>Indicated Value</b>	= 226,420				
<b>Adjusted Cost</b>	= 208,861	<b>Value Per SqFt</b>	131.49				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	128,221		
<b>Lot Value</b>	98,199		
<b>Indicated Value</b>	226,420	131.49	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	55,637		
<b>Total Value</b>	282,057	163.80	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	33210		28	28	24.18		677
PATO	SLAB PORCH - OPEN	33211	14x13		182	10.14		1,845



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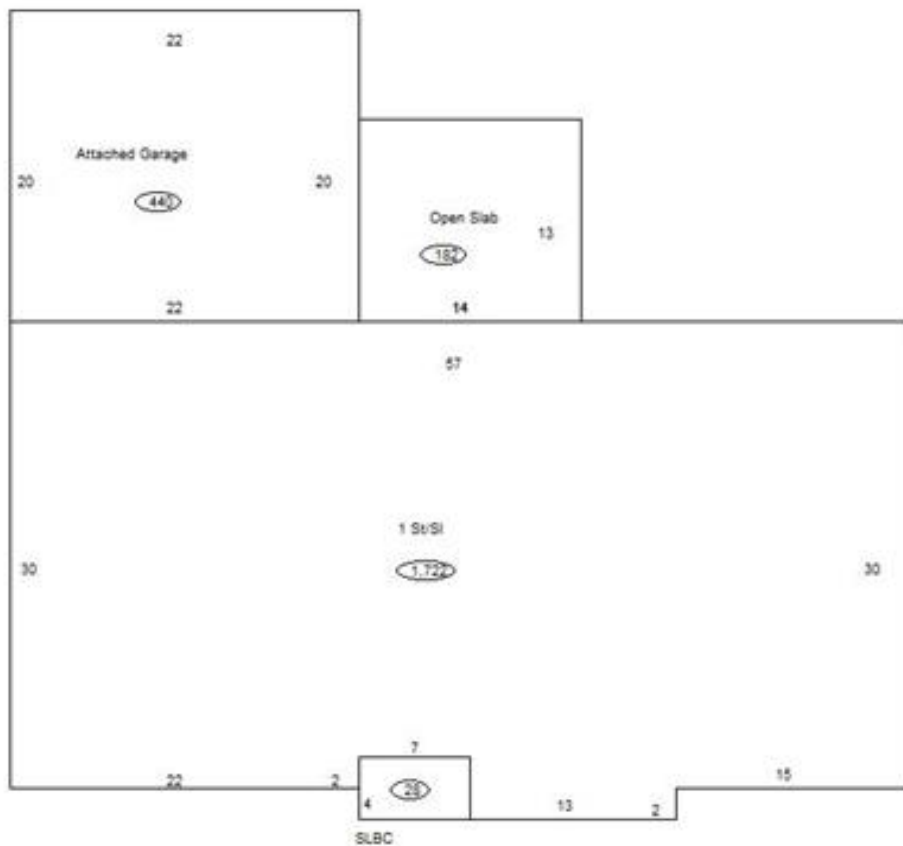
Date 04/17/2026

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Sketch Image

660013848



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,722	1.000	1,722
2	G	1		10	Attached Garage	440	1.000	440
3	M	PRCH		10	SLBC	28	1.000	28
4	M	PATO		10	Open Slab	182	1.000	182
<b>Total Building Area</b>						<b>1,722</b>		<b>1,722</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	60x40x0			2,400
	Qual	3	Cond 3	Year 2014	Eff Age 9	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (17% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (25.82 x 2,400)		61,968	61,968	10,535	51,433
	LT	LEAN-TO	12x60x0			720
	Qual	3	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (2.92 x 720)		2,102	2,102		2,102
	LT	LEAN-TO	12x60x0			720
	Qual	3	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (2.92 x 720)		2,102	2,102		2,102