



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
Account 660013851 Parcel ID 000000-00-0-00933-004-0003 Cadastral ID 14-21-15-03080 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 116144 LAKE, VIRGINIA M 21544 S REMINGTON CT CLAREMORE OK 74019-0000 Parcel Location Situs 21544 S REMINGTON CT Subdivision WINCHESTER HEIGHTS Lot/Block 0003 / 0004 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\A\TOMMY DUNLAP\New folder (363)\IMG_0009.JPG 8/1/2024</p>														
Legal Description Lat/Long: 36.29888059 -95.68126088																			
LOT 3 BLOCK 4 WINCHESTER HEIGHTS					Building Permits														
					<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000															
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	0		Land Value 91,380	50,235	11%	5,526	Assessed	14,179	1,310.56										
Year Frozen	2013		Improvements 143,098	78,667		8,653	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-93.00										
TIF Project ID	0		Total Value 234,478	128,902		14,179	Total Taxable	13,179	1,218.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax												
2025	2025-660013851	LAKE, VIRGINIA M	18	229,769	1000	13,179	1,218.00												
2024	2024-660013851	LAKE, VIRGINIA M	18	222,610	1000	13,180	1,218.00												
2023	2023-660013851	LAKE, VIRGINIA M	18	166,807	1000	13,179	1,207.00												
2022	2022-660013851	LAKE, VIRGINIA M	18	167,693	1000	13,180	1,220.00												
2021	2021-660013851	LAKE, VIRGINIA M	18	168,760	1000	13,180	1,164.00												
2020	2020-660013851	LAKE, VIRGINIA M	18	166,275	1000	13,179	1,207.00												
2019	2019-660013851	LAKE, MICHAEL C	18	160,702	1000	13,179	1,221.00												
2018	2018-660013851	LAKE, MICHAEL C	18	168,824	1000	13,180	1,218.00												
2017	2017-660013851	LAKE, MICHAEL C	18	167,422	1000	13,179	1,209.00												
2016	2016-660013851	LAKE, MICHAEL C	18	163,602	1000	13,179	1,235.00												
2015	2015-660013851	LAKE, MICHAEL C	18	158,913	1000	13,179	1,187.00												
2014	2014-660013851	LAKE, MICHAEL C	18	160,204	1000	13,179	1,222.00												
2013	2013-660013851	LAKE, MICHAEL C	18	153,261	1000	13,179	1,206.00												



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Lot Data		Square-Foot - NBHD 1209 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.4138		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	61,587.00 x 1.48 = 91,380		
Factor Value			
Adjustments	1.0000		
Lot Value	91,380		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,608 / 1,608
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,608
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	529 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1979 / 35

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	191,435	119.05	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	262,960		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	115.64	Total Misc Impr	+ 8,597				
Roofing Adj	+ 4.80	Garage Cost	+ 16,658				
Subfloor Adj	+ -2.31	Total RCN	= 251,050				
Heat/Cool Adj	+ 12.64	Depreciation (43%)	- 107,952				
Plumbing Adj	+ 9.65	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 143,098				
Adj Base Cost	= 140.42	Lot Value	+ 91,380				
Total Area	x 1,608	Indicated Value	= 234,478				
Adjusted Cost	= 225,795	Value Per SqFt	145.82				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	143,098		
Lot Value	91,380		
Indicated Value	234,478	145.82	Per SqFt
Agland Value			
Site Improvements			
Total Value	234,478	145.82	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	33219	7x4		28	11.48		321
PATO	SLAB PORCH - OPEN	33220	25x12		300	8.87		2,661



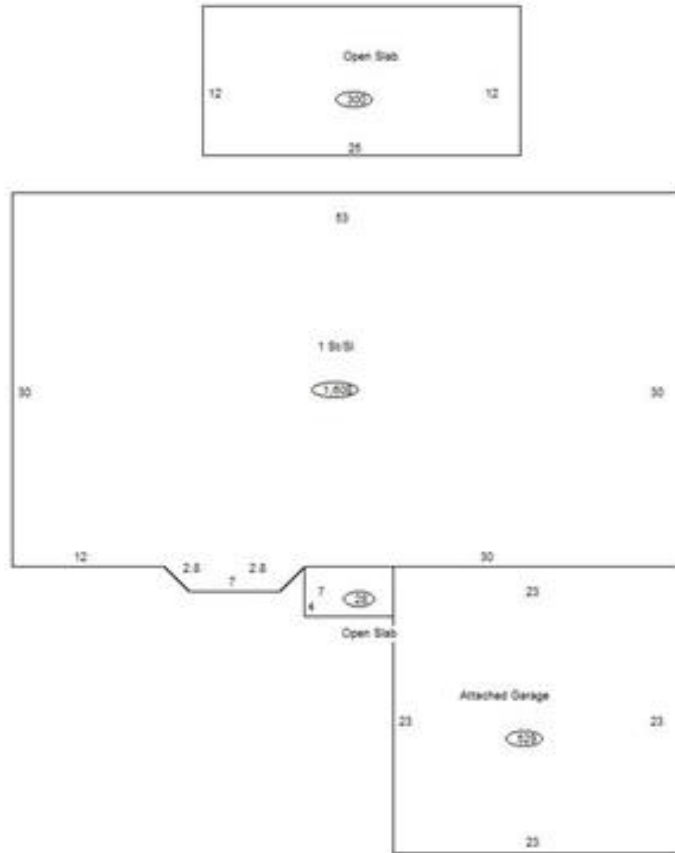
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Sketch Image

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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	1,608	1.000	1,608
2	G	1		10	Attached Garage	529	1.000	529
3	M	PATO		10	Open Slab	28	1.000	28
4	M	PATO		10	Open Slab	300	1.000	300
Total Building Area						1,608		1,608



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			720
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (31.28 x 720)		22,522		22,522	22,522
	SV	SWIM VINYL	0x0x0			1
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (25,000.00 x 1)		25,000		25,000	25,000