



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 22:19:37  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660013856 <b>Parcel ID</b> 000000-00-0-00933-004-0008 <b>Cadastral ID</b> 14-21-15-03130 <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> 236074 CLASSEN, DENIS R  21474 WESSON AVE CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 21474 S WESSON AVE <b>Subdivision</b> WINCHESTER HEIGHTS <b>Lot/Block</b> 0008 / 0004 <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_0057. 7/29/2022</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.30032064 -95.67942383 LOT 8 BLOCK 4 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	1.8436	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	80,308.00 x 1.31 = 105,421	
Factor Value		
Adjustments	1.0000	
Lot Value	105,421	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	2,298 / 2,298
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,298
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	1,500 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1980 / 35



\\tsclient\C\Users\Randy Necessary\Pictures\101\_0727\IMG\_0057. 7/29/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	366,765	159.60	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	400,600		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	103.70	Total Misc Impr	+	21,317			
Roofing Adj	+ 4.56	Garage Cost	+	44,685			
Subfloor Adj	+ -2.19	Total RCN	=	354,309			
Heat/Cool Adj	+ 12.64	Depreciation ( 43%)	-	152,353			
Plumbing Adj	+ 6.75	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	201,956			
Adj Base Cost	= 125.46	Lot Value	+	105,421			
Total Area	x 2,298	Indicated Value	=	307,377			
Adjusted Cost	= 288,307	Value Per SqFt		133.76			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	201,956		
Lot Value	105,421		
Indicated Value	307,377	133.76	Per SqFt
Agland Value			
Site Improvements	36,814		
Total Value	344,191	149.78	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
PRCH	SLAB PORCH - COVERED	33240	23x8		184	26.35		4,848
PRCH	SLAB PORCH - COVERED	33241	424		424	25.60		10,854





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	36x30x0			1,080
	Qual	2	Cond 3	Year 2010	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (30.87 x 1,080)		33,340		33,340	33,340
	CPAT	Carport - Attached	12x30x0			360
	Qual	2	Cond 2	Year	Eff Age 2026	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (9.65 x 360)		3,474		3,474	3,474