



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:19:43
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660013861 Parcel ID 000000-00-0-00933-004-0013 Cadastral ID 14-21-15-03180 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 116434 ROWDEN, BILL C 8355 E WINCHESTER AVE CLAREMORE OK 74019-3860 Parcel Location Situs 08355 E WINCHESTER AVE Subdivision WINCHESTER HEIGHTS Lot/Block 0013 / 0004 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: 36.29801016 -95.68144341																																																																																																																									
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Time 22:19:44
Page 2

Lot Data	Square-Foot - NBHD 1209 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.173	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	51,095.00 x 1.63 = 83,511	
Factor Value		
Adjustments	1.0000	
Lot Value	83,511	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Wood
Base/Total Area	1,572 / 1,572
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,572
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	462 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1979 / 35

Cost Approach				Manual : 01/2025			
Base Cost	99.77	Total Misc Impr	+	8,950			
Roofing Adj	+ 4.47	Garage Cost	+	12,931			
Subfloor Adj	+ -1.15	Total RCN	=	216,054			
Heat/Cool Adj	+ 11.47	Depreciation (44%)	-	95,064			
Plumbing Adj	+ 8.96	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	120,990			
Adj Base Cost	= 123.52	Lot Value	+	83,511			
Total Area	x 1,572	Indicated Value	=	204,501			
Adjusted Cost	= 194,173	Value Per SqFt		130.09			



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	163,510	104.01	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	223,070		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	120,990		
Lot Value	83,511		
Indicated Value	204,501	130.09	Per SqFt
Agland Value			
Site Improvements			
Total Value	204,501	130.09	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	33258	8x8		64	24.07		1,540
PATO	SLAB PORCH - OPEN	33259	11x8		88	10.86		956
PATO	SLAB PORCH - OPEN	33260	16x8		128	10.61		1,358



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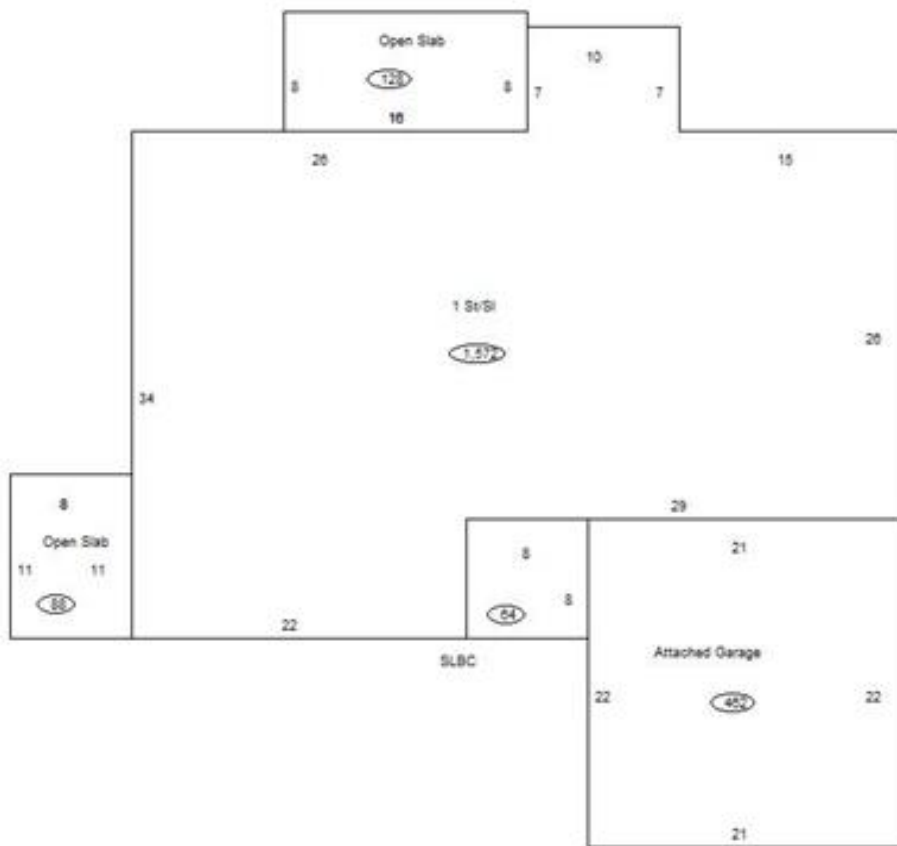
Date 04/16/2026

Time 22:19:44

Page 3

Sketch Image

660013861



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,572	1.000	1,572
2	G	1		10	Attached Garage	462	1.000	462
3	M	PRCH		10	SLBC	64	1.000	64
4	M	PATO		10	Open Slab	88	1.000	88
5	M	PATO		10	Open Slab	128	1.000	128
Total Building Area						1,572		1,572