



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660013883 <b>Parcel ID</b> 000000-00-0-00936-003-0005 <b>Cadastral ID</b> 14-21-15-03400 <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> 268371 LITTTRELL, JAMES WADE &  DIANA KAYE 21323 S WESSON AVE CLAREMORE OK 74017-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 21323 S WESSON AVE <b>Subdivision</b> WINCHESTER HEIGHTS II <b>Lot/Block</b> 0005 / 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																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.30257611 -95.67836986 LOT 5 BLOCK 3 WINCHESTER HEIGHTS 2					<b>Building Permits</b> <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 colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 1209 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.391	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	60,593.00 x 1.50 = 90,635	
Factor Value		
Adjustments	1.0000	
Lot Value	90,635	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	75% Veneer, Masonry 25% Frame, Siding, Wood
Base/Total Area	1,635 / 1,635
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,635
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	611 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1981 / 34



\\tsclient\C\Users\Randy Necessary\Pictures\101\_0728\IMG\_0024. 7/29/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	192,070	117.47	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	248,720		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	100.42	Total Misc Impr	+	17,596			
Roofing Adj	+ 4.35	Garage Cost	+	16,039			
Subfloor Adj	+ -1.15	Total RCN	=	235,885			
Heat/Cool Adj	+ 11.47	Depreciation ( 44%)	-	103,789			
Plumbing Adj	+ 8.61	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	132,096			
Adj Base Cost	= 123.70	Lot Value	+	90,635			
Total Area	x 1,635	Indicated Value	=	222,731			
Adjusted Cost	= 202,250	Value Per SqFt		136.23			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	132,096		
Lot Value	90,635		
Indicated Value	222,731	136.23	Per SqFt
Agland Value			
Site Improvements	9,480		
Total Value	232,211	142.03	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	33340	42x8		336	23.18		7,788
PRCH	SLAB PORCH - COVERED	33341	20x10		200	23.56		4,712



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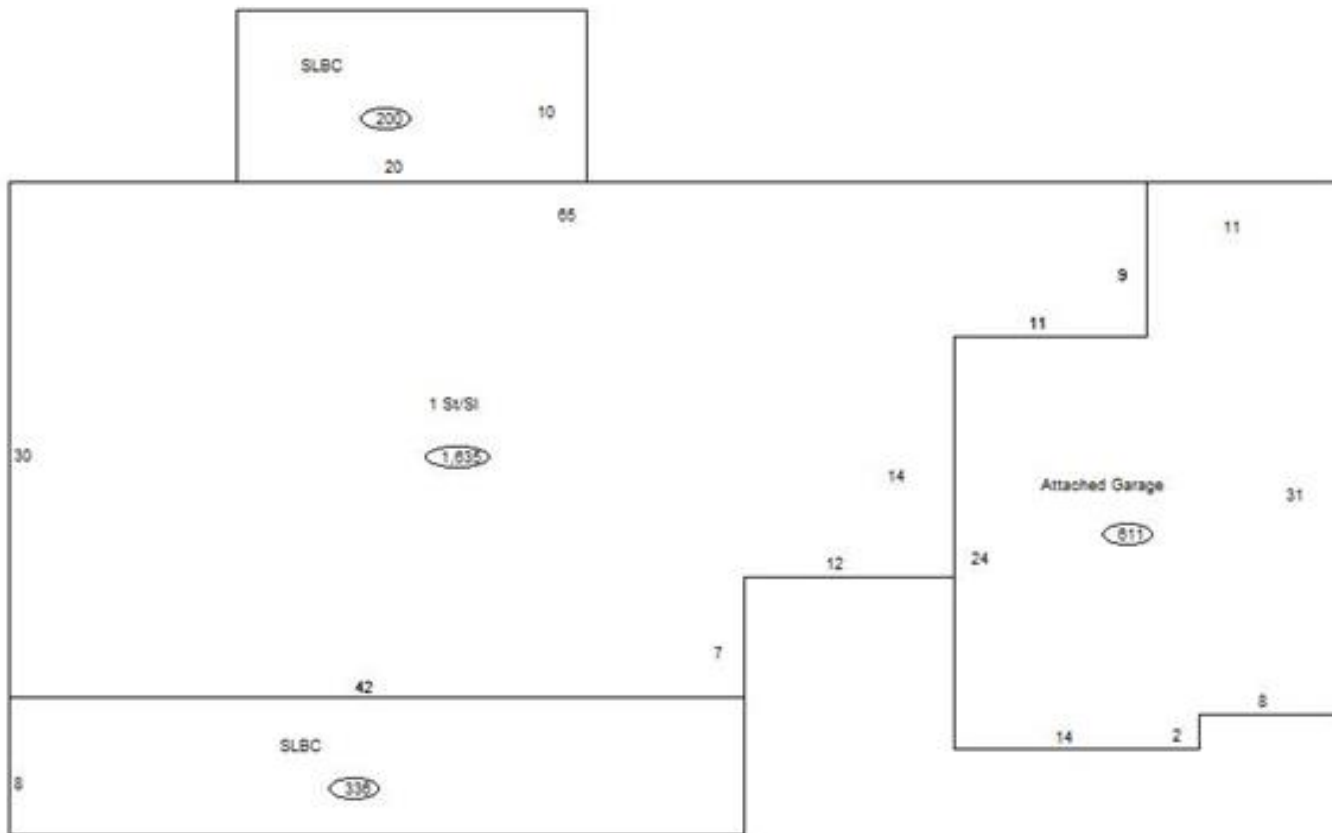
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### Sketch Image

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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	1,635	1.000	1,635
2	G	1		10	Attached Garage	611	1.000	611
3	M	PRCH		10	SLBC	336	1.000	336
4	M	PRCH		10	SLBC	200	1.000	200
<b>Total Building Area</b>						1,635		1,635



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	21x44x0			924
	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 (10.26 x 924)		9,480		9,480		9,480
	STF	STG FAIR	0x0x0			
	Qual 2	Cond 3	Year	Eff Age	1520	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.68 x )						
	STF	STG FAIR	0x0x0			
	Qual 2	Cond 3	Year	Eff Age	1520	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.68 x )						