



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:18:48
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Assessment Data					Primary Image																																																																																																																				
Account 660013885 Parcel ID 000000-00-0-00936-004-0002 Cadastral ID 14-21-15-03420 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 333890 MOODY, WAYNE A & KAREN S LIVING TRUST 8055 E BROWNING AVE CLAREMORE OK 74019-0000 Parcel Location Situs 08055 E BROWNING AVE Subdivision WINCHESTER HEIGHTS II Lot/Block 0002 / 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: 36.30295582 -95.68555856 LOT 2 BLOCK 4 WINCHESTER HEIGHTS 2																																																																																																																									
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Lot Data	Square-Foot - NBHD 1209 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.54	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	67,081.00 x 1.42 = 95,501	
Factor Value		
Adjustments	1.0000	
Lot Value	95,501	

\\tsclient\C\Users\rln\Pictures\2018-08-24\IMG_0044.JPG 8/27/2018

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Veneer, Stone 10% Frame, Siding, Vinyl
Base/Total Area	1,580 / 2,312
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,580
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	462 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1982 / 44

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	267,458	115.68	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	297,880		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	99.28	Total Misc Impr	+	17,669			
Roofing Adj	+ 3.36	Garage Cost	+	15,015			
Subfloor Adj	+ -1.58	Total RCN	=	311,072			
Heat/Cool Adj	+ 12.64	Depreciation (49%)	-	152,425			
Plumbing Adj	+ 6.71	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	158,647			
Adj Base Cost	= 120.41	Lot Value	+	95,501			
Total Area	x 2,312	Indicated Value	=	254,148			
Adjusted Cost	= 278,388	Value Per SqFt		109.93			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	158,647		
Lot Value	95,501		
Indicated Value	254,148	109.93	Per SqFt
Agland Value			
Site Improvements	27,321		
Total Value	281,469	121.74	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	33344	13x4		52	26.77		1,392
PRCH	SLAB PORCH - COVERED	33345	416		416	25.63		10,662
SHLT	STORM SHELTER			1	2019	0.00		



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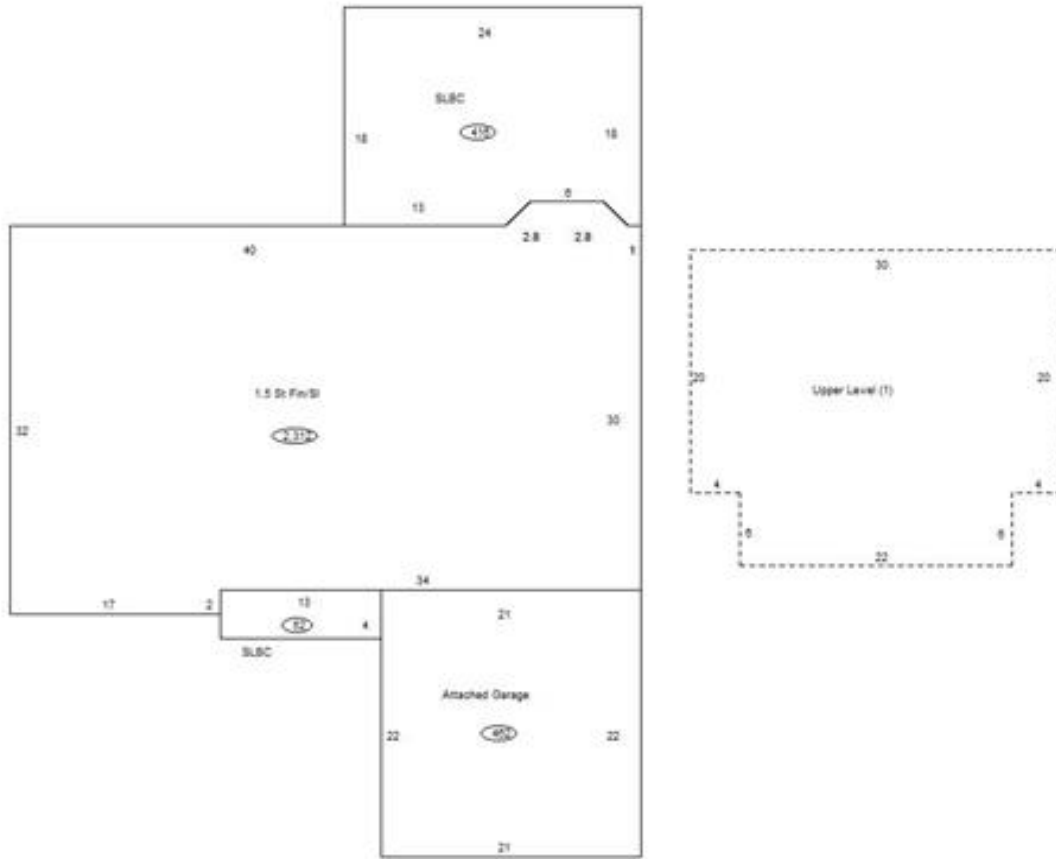
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	1,580	1.463	2,312
2	G	1		10	Attached Garage	462	1.000	462
3	M	PRCH		10	SLBC	52	1.000	52
4	M	PRCH		10	SLBC	416	1.000	416
5	U	^UL		10	Upper Level (1)	732	1.000	732
Total Building Area						1,580		2,312



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,200
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD
	Base Cost (30.25 x 1,200)	36,300		36,300	14,520	21,780
	BARN	BARN	0x0x0			600
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
	Base Cost (10.48 x 600)	6,288		6,288	1,258	5,030
	LF	LOAFING SHED	10x20x0			200
	Qual	2	Cond 2	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 200)	852		852	341	511