



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660015317 Parcel ID 000000-00-0-10410-004-0008 Cadastral ID 16-21-16-06290 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 317267 WESTREICHER, ANIBAL GALVEZ 117 W 9TH PL S CLAREMORE OK 74017-8814 Parcel Location Situs 00117 W 9TH PL S Subdivision SPRING MILL SOUTH Lot/Block 0008 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 16 / 21 / 16 / 5 Neighborhood 1161 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.29823762 -95.61308546																																																																																																																									
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Lot Data	Square-Foot - NBHD 1161 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.2218	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	9,660.00 x 5.50 = 53,130	
Factor Value		
Adjustments	1.0000	
Lot Value	53,130	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Frame, Siding, Wood
Base/Total Area	1,240 / 1,240
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,240
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	418 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1982 / 33



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-8-15\IMG_001 8/15/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	142,659	115.05	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	148,790		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	106.69	Total Misc Impr	+	10,875			
Roofing Adj	+ 4.52	Garage Cost	+	12,063			
Subfloor Adj	+ -1.15	Total RCN	=	187,709			
Heat/Cool Adj	+ 11.47	Depreciation (43%)	-	80,715			
Plumbing Adj	+ 11.35	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	106,994			
Adj Base Cost	= 132.88	Lot Value	+	53,130			
Total Area	x 1,240	Indicated Value	=	160,124			
Adjusted Cost	= 164,771	Value Per SqFt		129.13			

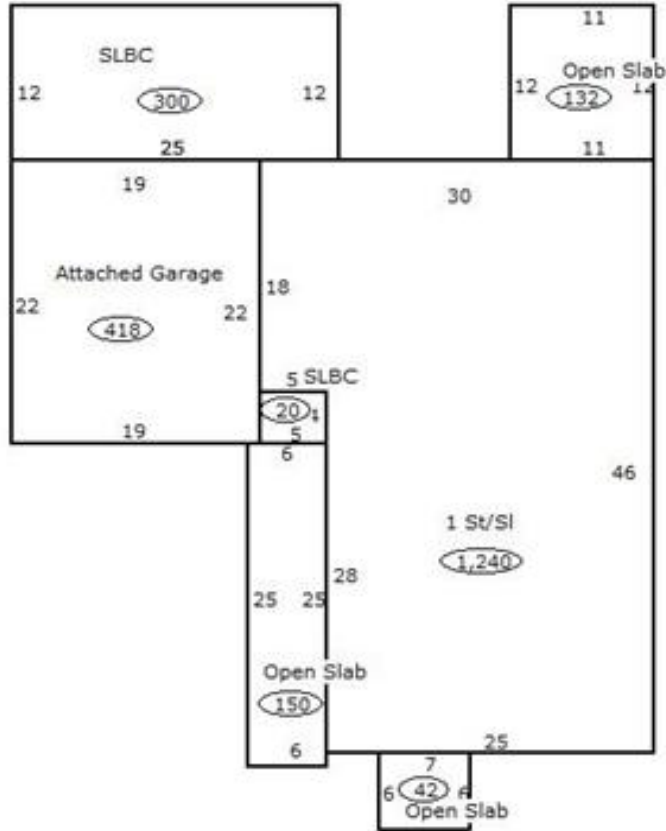
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	106,994		
Lot Value	53,130		
Indicated Value	160,124	129.13	Per SqFt
Agland Value			
Site Improvements	584		
Total Value	160,708	129.60	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	36828	5x4		20	24.21		484
PRCH	SLAB PORCH - COVERED	36829	25x12		300	23.25		6,975
PATO	SLAB PORCH - OPEN	142381	12x11		132	10.58		1,397
PATO	SLAB PORCH - OPEN	142382	25x6		150	10.42		1,563
PATO	SLAB PORCH - OPEN	142383	7x6		42	10.86		456



Sketch Image

660015317



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,240	1.000	1,240
2	G	1		13	Attached Garage	418	1.000	418
3	M	PRCH		13	SLBC	20	1.000	20
4	M	PRCH		13	SLBC	300	1.000	300
5	M	PATO		13	Open Slab	132	1.000	132
6	M	PATO		13	Open Slab	150	1.000	150
7	M	PATO		13	Open Slab	42	1.000	42
Total Building Area						1,240		1,240



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	12x16x0			192
	Qual	2	Cond 3	Year	Eff Age 1520	
		Valuation Summary	Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD
		Base Cost (4.68 x 192)	899		899	315
						584