



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																					
<b>Account</b> 660015420 <b>Parcel ID</b> 000000-00-0-10195-001-0001 <b>Cadastral ID</b> 16-21-16-07320 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 316254 WXW 88 LLC  PO BOX 141184 BROKEN ARROW OK 74014-0000  <b>Parcel Location</b> <b>Situs</b> 00602 S MUSKOGEE AVE <b>Subdivision</b> HOMEBUILDERS <b>Lot/Block</b> 0001 / 0001 <b>Parcel Size</b> .2 - Lots <b>Sec/Twn/Rng</b> 16 / 21 / 16 / 5 <b>Neighborhood</b> 1161 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																										
<b>Legal Description</b> Lat/Long: 36.30554681 -95.61458343 W 109' OF N 47' TRACT 1 HOMEBUILDERS																																																																										
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<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>	<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>																																																																			
2025	2025-660015420	WXW 88 LLC	17	56,913	0	4,531	419.00																																																																			
2024	2024-660015420	WXW 88 LLC	17	55,579	0	4,315	399.00																																																																			
2023	2023-660015420	WXW 88 LLC	17	46,964	0	4,111	377.00																																																																			
2022	2022-660015420	WXW 88 LLC	17	38,848	0	3,915	362.00																																																																			
2021	2021-660015420	WXW 88 LLC	17	33,893	0	3,728	329.00																																																																			
2020	2020-660015420	WXW 88 LLC	17	34,558	0	3,801	348.00																																																																			
2019	2019-660015420	WXW 88 LLC	17	41,559	0	4,571	423.00																																																																			
2018	2018-660015420	WXW 88 LLC	17	42,957	0	4,725	437.00																																																																			
2017	2017-660015420	WXW 88 LLC	17	42,645	0	4,691	431.00																																																																			
2016	2016-660015420	WXW 88 LLC	17	41,606	0	4,577	430.00																																																																			
2015	2015-660015420	WXW 88 LLC	17	42,618	0	2,759	249.00																																																																			
2014	2014-660015420	CONNER, ROGER A	17	43,940	0	2,628	244.00																																																																			
2013	2013-660015420	CONNER, ROGER A	17	42,431	0	2,503	229.00																																																																			



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Lot Data	Square-Foot - NBHD 1161 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> 1 <b>Units Buildable</b> 3264 <b>Non-Ag Acres</b> 0.1426 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 6,210.00 x 5.50 = 34,155 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 34,155		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	2 - Fair
<b>Quality</b>	2 - Fair
<b>Architecture</b>	R3 Res Nbhd 3
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Frame, Siding, Wood
<b>Base/Total Area</b>	631 / 631
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Floor Furnace
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	4 /
<b>Bed/F/H Bath</b>	2 / 1.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	348 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1956 / 70

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GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	68,395	108.39	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	2		
<b>Indicated Value</b>	79,330		Per SqFt

Cost Approach				Manual : 01/2025	
<b>Base Cost</b>	107.65	<b>Total Misc Impr</b>	+	1,371	
<b>Roofing Adj</b>	+ 4.84	<b>Garage Cost</b>	+	8,978	
<b>Subfloor Adj</b>	+ 2.82	<b>Total RCN</b>	=	89,161	
<b>Heat/Cool Adj</b>	+ 1.65	<b>Depreciation ( 75%)</b>	-	66,871	
<b>Plumbing Adj</b>	+ 7.94	<b>Lump Sums</b>	+	0	
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	22,290	
<b>Adj Base Cost</b>	= 124.90	<b>Lot Value</b>	+	34,155	
<b>Total Area</b>	x 631	<b>Indicated Value</b>	=	56,445	
<b>Adjusted Cost</b>	= 78,812	<b>Value Per SqFt</b>		89.45	

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	22,290		
<b>Lot Value</b>	34,155		
<b>Indicated Value</b>	56,445	89.45	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	56,445	89.45	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	37127	13x5		65	21.09	1,371



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Sketch Image

660015420



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	631	1.000	631
2	G	1		10	Attached Garage	348	1.000	348
3	M	PRCH		10	SLBC	65	1.000	65
<b>Total Building Area</b>						631		631