



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 23:19:08
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660015519 Parcel ID 000000-00-0-10215-002-0010 Cadastral ID 16-21-16-08290 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 347707 JULIUS, TY JAMES 1003 S WEWOKA AVE CLAREMORE OK 74017-0000 Parcel Location Situs 01003 S WEWOKA AVE Subdivision KELLEY HEIGHTS Lot/Block 0010 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 16 / 21 / 16 / 5 Neighborhood 1161 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.29876801 -95.60849609																																																																																																																									
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Lot Data		Square-Foot - NBHD 1161 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.1951		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	8,498.00 x 5.50 = 46,739		
Factor Value			
Adjustments	1.0000		
Lot Value	46,739		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-8-22\IMG_001 8/22/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	75% Veneer, Masonry 25% Frame, Siding, Vinyl
Base/Total Area	1,316 / 1,316
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,316
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1976 / 38

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	130,494	99.16	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	128,760		Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	99.53	Total Misc Impr	+	1,140	
Roofing Adj	+ 4.17	Garage Cost	+	11,285	
Subfloor Adj	+ 0.00	Total RCN	=	178,359	
Heat/Cool Adj	+ 10.30	Depreciation (49%)	-	87,396	
Plumbing Adj	+ 12.09	Lump Sums	+	4,365	
Basement Adj	+ 0.00	RCNLD	=	95,328	
Adj Base Cost	= 126.09	Lot Value	+	46,739	
Total Area	x 1,316	Indicated Value	=	142,067	
Adjusted Cost	= 165,934	Value Per SqFt		107.95	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	95,328		
Lot Value	46,739		
Indicated Value	142,067	107.95	Per SqFt
Agland Value			
Site Improvements			
Total Value	142,067	107.95	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	37401	9x6		54	21.12		1,140
WODO	WOOD DECK - OPEN	142469	18x14		252	17.32		4,365



Rogers

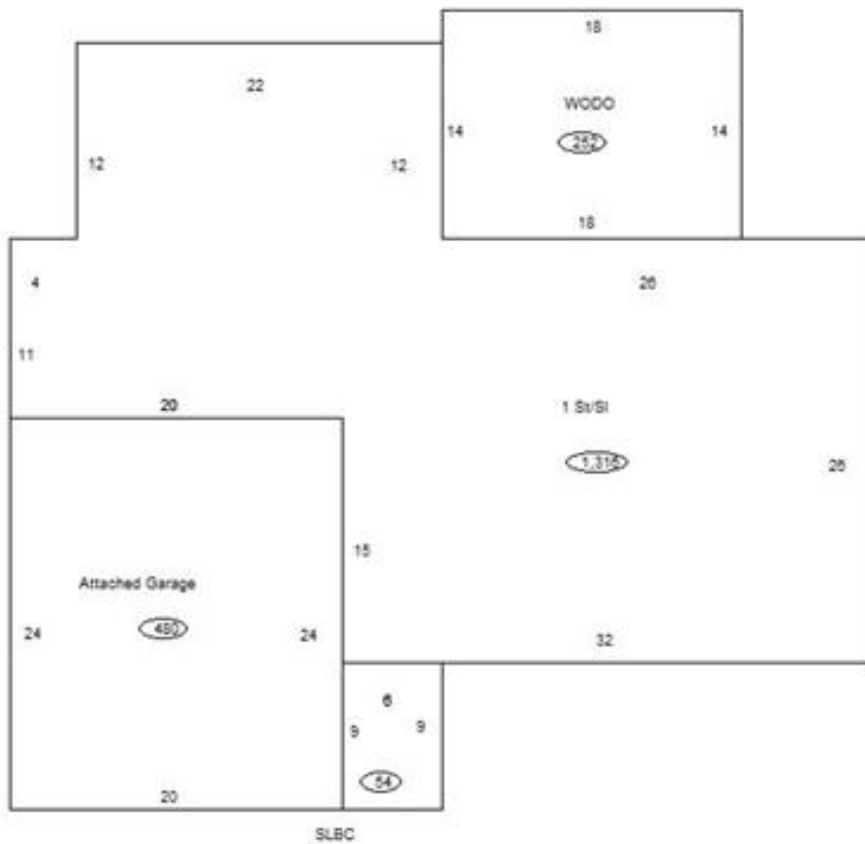
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Sketch Image

660015519



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		10	Attached Garage	480	1.000	480
2	M	PRCH		10	SLBC	54	1.000	54
3	R	1	Slab	10	1 St/SI	1,316	1.000	1,316
4	M	WODO		10	WODO	252	1.000	252
Total Building Area						1,316		1,316