



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																																																																																																																				
Account 660015522 Parcel ID 000000-00-0-10215-002-0013 Cadastral ID 16-21-16-08320 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 72274 TYNON, ARLIE LEO & DALE LEE CO-TRUSTEES 1009 S WEWOKA CLAREMORE OK 74017-0000 Parcel Location Situs 01009 S WEWOKA AVE Subdivision KELLEY HEIGHTS Lot/Block 0013 / 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: 36.29822018 -95.60847975																																																																																																																									
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Lot Data	Square-Foot - NBHD 1161 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.1923	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	8,375.00 x 5.50 = 46,063	
Factor Value		
Adjustments	1.0000	
Lot Value	46,063	

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	1,144 / 1,144
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,144
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	475 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1977 / 37



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	122,521	107.10	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	124,750		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	83,214		
Lot Value	46,063		
Indicated Value	129,277	113.00	Per SqFt
Agland Value			
Site Improvements			
Total Value	129,277	113.00	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	101.16	Total Misc Impr	+	3,808			
Roofing Adj	+ 4.25	Garage Cost	+	11,205			
Subfloor Adj	+ 0.00	Total RCN	=	160,026			
Heat/Cool Adj	+ 10.30	Depreciation (48%)	-	76,812			
Plumbing Adj	+ 11.05	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	83,214			
Adj Base Cost	= 126.76	Lot Value	+	46,063			
Total Area	x 1,144	Indicated Value	=	129,277			
Adjusted Cost	= 145,013	Value Per SqFt		113.00			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	37412		15	15	21.24		319
PRCH	SLAB PORCH - COVERED	37413	14x12		168	20.77		3,489



Rogers

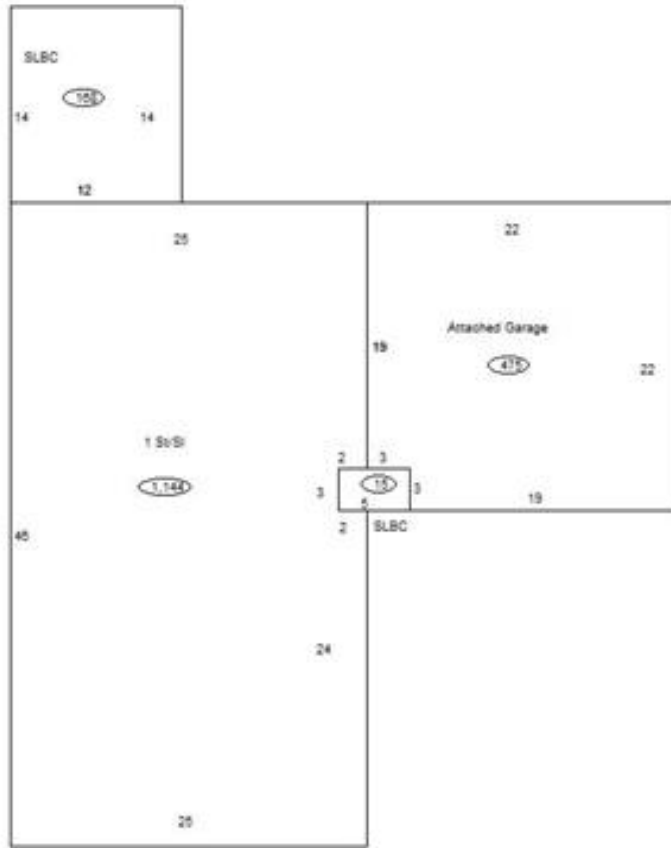
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Sketch Image

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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	1,144	1.000	1,144
2	G	1		10	Attached Garage	475	1.000	475
3	M	PRCH		10	SLBC	15	1.000	15
4	M	PRCH		10	SLBC	168	1.000	168
Total Building Area						1,144		1,144



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
Valuation Summary			Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (4.68 x)				