



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:19:48
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Assessment Data					Primary Image																																																																																																																				
Account 660015554 Parcel ID 000000-00-0-10220-001-0003 Cadastral ID 16-21-16-08610 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 313874 WOODRUFF, RANDY L & SHANI J 1000 S WEWOKA CLAREMORE OK 74017-0000 Parcel Location Situs 01000 S WEWOKA AVE Subdivision KELLEY HEIGHTS EXT Lot/Block 0003 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 16 / 21 / 16 / 5 Neighborhood 1161 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
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Lot Data	Square-Foot - NBHD 1161 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.1913	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	8,335.00 x 5.50 = 45,843	
Factor Value		
Adjustments	1.0000	
Lot Value	45,843	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	1,129 / 1,129
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,129
Fixture/RghIn	11 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	500 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1978 / 36



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	124,944	110.67	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	132,140		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	83,224		
Lot Value	45,843		
Indicated Value	129,067	114.32	Per SqFt
Agland Value			
Site Improvements			
Total Value	129,067	114.32	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	97.19	Total Misc Impr	+	6,664			
Roofing Adj	+ 4.16	Garage Cost	+	11,665			
Subfloor Adj	+ 0.00	Total RCN	=	157,027			
Heat/Cool Adj	+ 10.30	Depreciation (47%)	-	73,803			
Plumbing Adj	+ 11.20	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	83,224			
Adj Base Cost	= 122.85	Lot Value	+	45,843			
Total Area	x 1,129	Indicated Value	=	129,067			
Adjusted Cost	= 138,698	Value Per SqFt		114.32			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	37522	20x10		200	20.67		4,134
PRCH	SLAB PORCH - COVERED	37523	121		121	20.91		2,530



Rogers

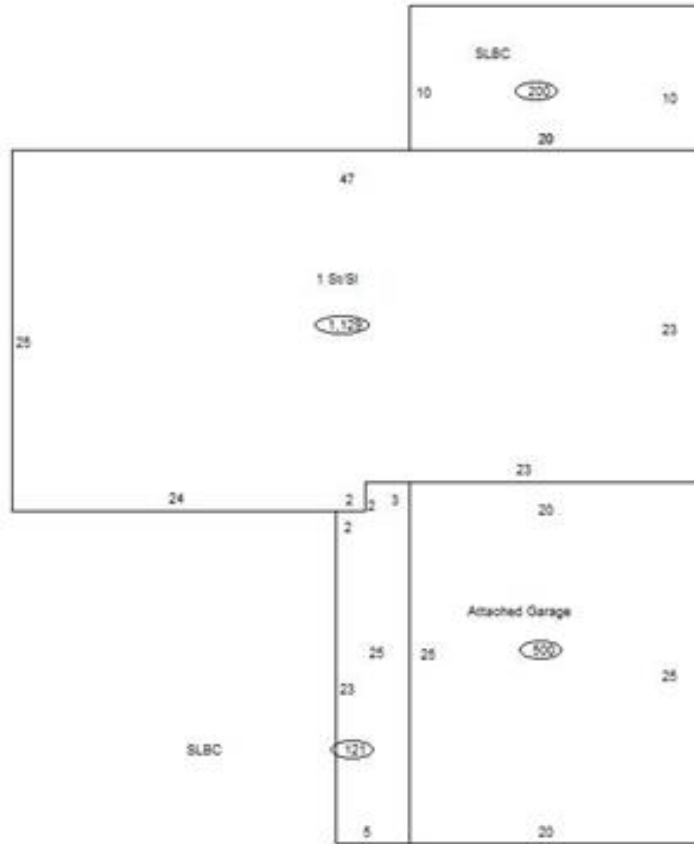
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Sketch Image

660015554



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,129	1.000	1,129
2	G	1		10	Attached Garage	500	1.000	500
3	M	PRCH		10	SLBC	200	1.000	200
4	M	PRCH		10	SLBC	121	1.000	121
Total Building Area						1,129		1,129