



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:38:01
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Assessment Data					Primary Image																																																																																																																				
Account 660015556 Parcel ID 000000-00-0-10220-001-0005 Cadastral ID 16-21-16-08630 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 71484 CARTER, RICHARD & DIANNE TRUSTEES CARTER FAMILY TRUST 1004 S WEWOKA CLAREMORE OK 74017-0000 Parcel Location Situs 01004 S WEWOKA AVE Subdivision KELLEY HEIGHTS EXT Lot/Block 0005 / 0001 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: 36.29858633 -95.60805279																																																																																																																									
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Lot Data	Square-Foot - NBHD 1161 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.1878	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	8,181.00 x 5.50 = 44,996	
Factor Value		
Adjustments	1.0000	
Lot Value	44,996	

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	1,694 / 1,694
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,694
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	460 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1977 / 37

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-8-18\IMG_002 8/18/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	148,173	87.47	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	145,050		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	92.44	Total Misc Impr	+	22,931			
Roofing Adj	+ 3.96	Garage Cost	+	10,953			
Subfloor Adj	+ 0.00	Total RCN	=	227,288			
Heat/Cool Adj	+ 10.30	Depreciation (48%)	-	109,098			
Plumbing Adj	+ 7.47	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	118,190			
Adj Base Cost	= 114.17	Lot Value	+	44,996			
Total Area	x 1,694	Indicated Value	=	163,186			
Adjusted Cost	= 193,404	Value Per SqFt		96.33			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	118,190		
Lot Value	44,996		
Indicated Value	163,186	96.33	Per SqFt
Agland Value			
Site Improvements			
Total Value	163,186	96.33	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	37529	5x4		20	21.23		425
EPSW	ENCLOSED PORCH - SOLID WALL	37531	28x12		336	53.36		17,929



Rogers

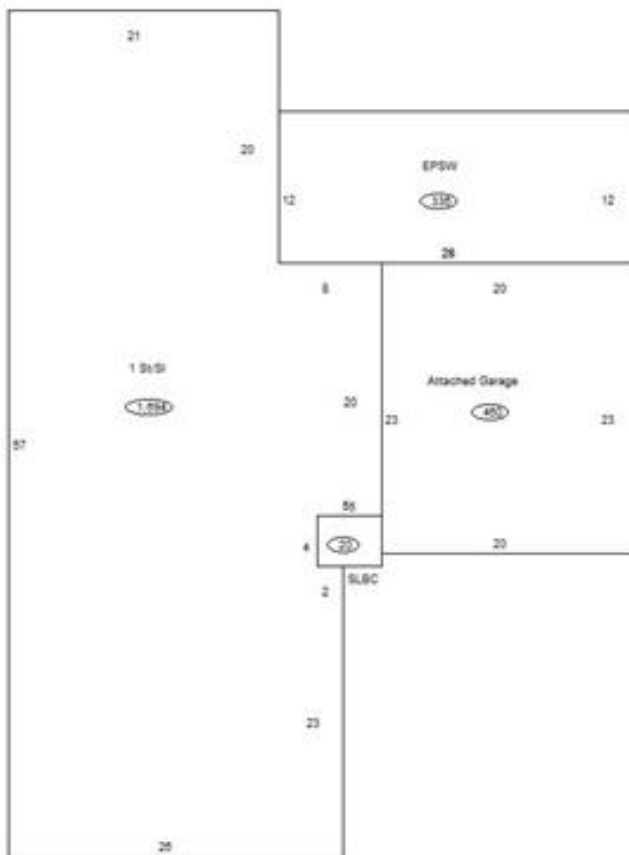
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		10	Attached Garage	460	1.000	460
2	M	PRCH		10	SLBC	20	1.000	20
3	R	1	Slab	10	1 St/SI	1,694	1.000	1,694
4	M	EPSW		10	EPSW	336	1.000	336
Total Building Area						1,694		1,694



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable	0x0x0			
	Qual	Cond	Year	Eff Age		
Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.61 x)						