



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:17:09
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Assessment Data					Primary Image																																																																																																																				
Account 660016020 Parcel ID 000000-00-0-10035-007-0001 Cadastral ID 17-21-16-00640 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 90944 BRADFIELD, STEPHEN W 1313 S WORTMAN CLAREMORE OK 74017-0000 Parcel Location Situs 01313 S WORTMAN AVE Subdivision BERT HALL Lot/Block 0001 / 0007 Parcel Size 1 - Lots Sec/Twn/Rng 17 / 21 / 16 / 5 Neighborhood 1177 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\A\TOMMY DUNLAP\New folder (266)\IMG_0046.JPG 9/11/2023</p>																																																																																																																				
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Lot Data		Square-Foot - NBHD 1177 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.3325		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	14,486.00 x 2.60 = 37,685		
Factor Value			
Adjustments	1.0000		
Lot Value	37,685		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	50% Veneer, Stone 50% Frame, Siding, Wood
Base/Total Area	1,238 / 1,238
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,238
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	560 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1977 / 37

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	134,731 108.83 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	5
Indicated Value	121,220 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	91,574
Lot Value	37,685
Indicated Value	129,259 104.41 Per SqFt
Agland Value	
Site Improvements	
Total Value	129,259 104.41 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	102.26	Total Misc Impr	+ 6,126
Roofing Adj	+ 4.24	Garage Cost	+ 12,740
Subfloor Adj	+ 0.00	Total RCN	= 176,104
Heat/Cool Adj	+ 10.30	Depreciation (48%)	- 84,530
Plumbing Adj	+ 10.21	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 91,574
Adj Base Cost	= 127.01	Lot Value	+ 37,685
Total Area	x 1,238	Indicated Value	= 129,259
Adjusted Cost	= 157,238	Value Per SqFt	104.41

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
PATO	SLAB PORCH - OPEN	38437	12x12		144	9.87		1,421
PRCH	SLAB PORCH - COVERED	38438		6	6	21.27		128



Rogers

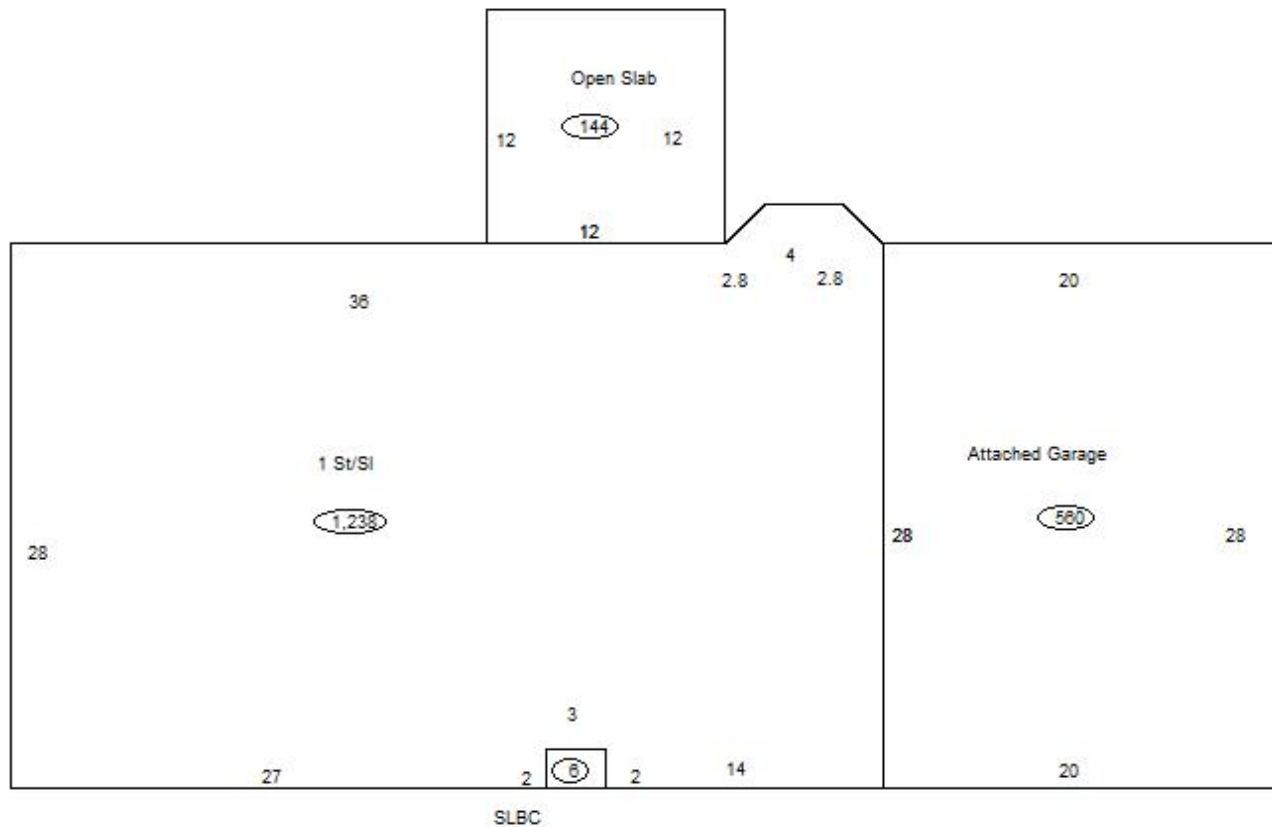
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Sketch Image

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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	1,238	1.000	1,238
2	G	1		10	Attached Garage	560	1.000	560
3	M	PATO		10	Open Slab	144	1.000	144
4	M	PRCH		10	SLBC	6	1.000	6
Total Building Area						1,238		1,238



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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)						