



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:55:14  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660016130 <b>Parcel ID</b> 000000-00-0-10455-001-0003 <b>Cadastral ID</b> 17-21-16-01830 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 257636 WOODRUFF, RANDY L & SHANI J  22514 RIVERWOOD CT CLAREMORE OK 74019-0374  <b>Parcel Location</b> <b>Situs</b> 01005 E PECAN LN <b>Subdivision</b> WALNUT PARK I <b>Lot/Block</b> 0003 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 17 / 21 / 16 / 5 <b>Neighborhood</b> 1161 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-8-29\IMG_000: 8/29/2023</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.29730285 -95.62169019																																																																																																																									
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Lot Data		Square-Foot - NBHD 1161 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.1852		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	8,068.00 x 5.50 = 44,374		
Factor Value			
Adjustments	1.0000		
Lot Value	44,374		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-8-29\IMG\_000: 8/29/2023

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	2 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,205 / 1,205
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,205
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	280 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1977 / 43

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	108,088	89.70	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	92,560		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	100.49	Total Misc Impr	+ 5,393
Roofing Adj	+ 4.09	Garage Cost	+ 7,714
Subfloor Adj	+ 0.00	Total RCN	= 159,816
Heat/Cool Adj	+ 10.30	Depreciation ( 53%)	- 84,702
Plumbing Adj	+ 6.87	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 75,114
Adj Base Cost	= 121.75	Lot Value	+ 44,374
Total Area	x 1,205	Indicated Value	= 119,488
Adjusted Cost	= 146,709	Value Per SqFt	99.16

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	75,114		
Lot Value	44,374		
Indicated Value	119,488	99.16	Per SqFt
Agland Value			
Site Improvements			
Total Value	119,488	99.16	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	38813	32x6		192	20.69		3,972
PATO	SLAB PORCH - OPEN	38814	12x12		144	9.87		1,421



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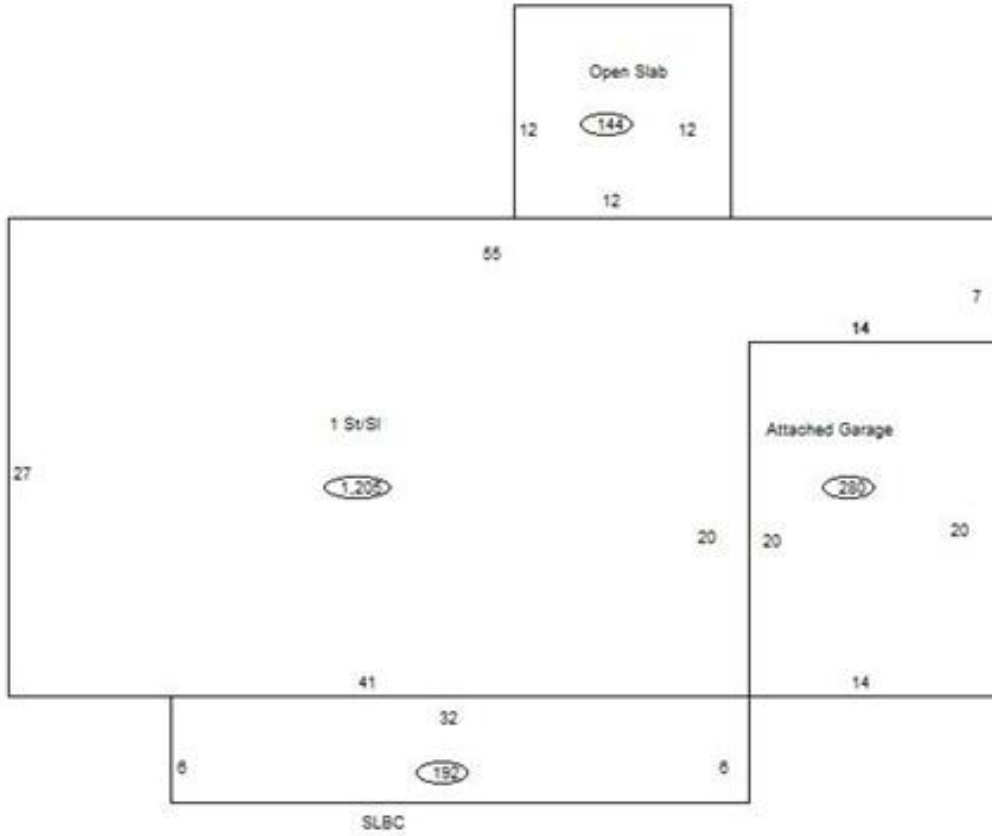
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### Sketch Image

660016130



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,205	1.000	1,205
2	G	1		10	Attached Garage	280	1.000	280
3	M	PRCH		10	SLBC	192	1.000	192
4	M	PATO		10	Open Slab	144	1.000	144
<b>Total Building Area</b>						1,205		1,205