




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																	
Account 660016217 Parcel ID 000000-00-0-10465-001-0008 Cadastral ID 17-21-16-02690 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 317011 MORALES, MIGUEL & KEDRA WONSER 18923 S CANYON CREEK RD CLAREMORE OK 74017-1005 Parcel Location Situs 00810 COWELL Subdivision WALNUT PARK III Lot/Block 0008 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 17 / 21 / 16 / 5 Neighborhood 1161 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					 <p style="text-align: right; color: orange;">08/30/2023</p> <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-8-30\IMG_005(8/30/2023</p>																																																	
Legal Description Lat/Long: 36.29852877 -95.61869049																																																						
LOT 8 BLOCK 1 WALNUT PARK III					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																								
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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
					2513/142	BRAVO, ELIA C	11/20/2015	75,000	YES																																													
					1122/206	NEW COVENANT COMMUNITY-CHUR	07/13/1998	50,500	No																																													
					942/690	ROGERS, ERNESTEEN	01/10/1994	41,000	No																																													
					855/407			43,500	No																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>92.430</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2016</td> <td>Land Value 34,359</td> <td>18,103</td> <td>11%</td> <td>1,991</td> <td>Assessed</td> <td>10,541</td> <td>974.30</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 79,805</td> <td>77,727</td> <td> </td> <td>8,550</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 114,164</td> <td>95,830</td> <td> </td> <td>10,541</td> <td>Total Taxable</td> <td>10,541</td> <td>974.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	2016	Land Value 34,359	18,103	11%	1,991	Assessed	10,541	974.30	Year Frozen	0	Improvements 79,805	77,727		8,550	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 114,164	95,830		10,541	Total Taxable	10,541	974.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660016217	MORALES, MIGUEL & KEDRA WONSER	17	112,631	0	10,040	928.00																																															
2024	2024-660016217	MORALES, MIGUEL & KEDRA WONSER	17	115,312	0	9,561	884.00																																															
2023	2023-660016217	MORALES, MIGUEL & KEDRA WONSER	17	103,215	0	9,106	834.00																																															
2022	2022-660016217	MORALES, MIGUEL & KEDRA WONSER	17	78,840	0	8,672	803.00																																															
2021	2021-660016217	MORALES, MIGUEL & KEDRA WONSER	17	79,224	0	8,715	770.00																																															
2020	2020-660016217	MORALES, MIGUEL & KEDRA WONSER	17	77,921	0	8,571	785.00																																															
2019	2019-660016217	MORALES, MIGUEL & KEDRA WONSER	17	74,603	0	8,206	760.00																																															
2018	2018-660016217	MORALES, MIGUEL & KEDRA WONSER	17	77,635	0	8,540	789.00																																															
2017	2017-660016217	MORALES, MIGUEL & KEDRA WONSER	17	76,974	0	8,467	778.00																																															
2016	2016-660016217	MORALES, MIGUEL & KEDRA WONSER	17	74,964	0	8,246	774.00																																															
2015	2015-660016217	BRAVO, ELIA C	17	63,923	0	7,032	634.00																																															
2014	2014-660016217	BRAVO, ELIA C	17	65,141	0	6,982	647.00																																															
2013	2013-660016217	BRAVO, ELIA C	17	62,253	0	6,650	609.00																																															



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Lot Data		Square-Foot - NBHD 1161 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.1434		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	6,247.00 x 5.50 = 34,359		
Factor Value			
Adjustments	1.0000		
Lot Value	34,359		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-8-30\IMG_005I 8/30/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	992 / 992
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	992
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	240 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1985 / 31

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	114,969	115.90	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	119,830		Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	104.28	Total Misc Impr	+	1,349	
Roofing Adj	+ 4.81	Garage Cost	+	8,232	
Subfloor Adj	+ -1.28	Total RCN	=	133,482	
Heat/Cool Adj	+ 11.47	Depreciation (41%)	-	54,728	
Plumbing Adj	+ 5.62	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	78,754	
Adj Base Cost	= 124.90	Lot Value	+	34,359	
Total Area	x 992	Indicated Value	=	113,113	
Adjusted Cost	= 123,901	Value Per SqFt		114.03	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	78,754		
Lot Value	34,359		
Indicated Value	113,113	114.03	Per SqFt
Agland Value			
Site Improvements	1,051		
Total Value	114,164	115.08	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	39109	14x4		56	24.09		1,349



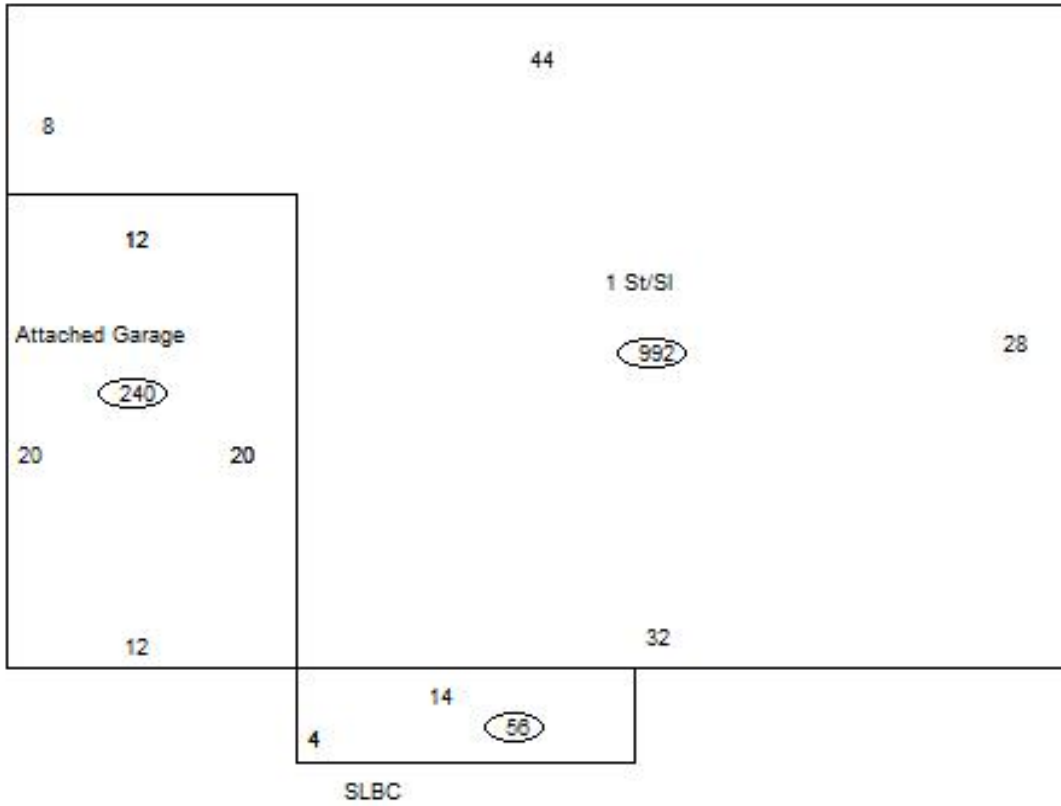
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Sketch Image

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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/Sl	992	1.000	992
2	G	1		10	Attached Garage	240	1.000	240
3	M	PRCH		10	SLBC	56	1.000	56
Total Building Area						992		992



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LT	LEAN-TO	18x20x0			360
	Qual	3	Cond 3	Year	Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (2.92 x 360)	1,051		1,051	1,051