



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 21:59:04
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660018210 Parcel ID 000000-00-0-10200-004-0003 Cadastral ID 20-21-16-02130 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 67984 CAMPBELL, WILLIAM F 2308 SW WOLF RUN DR CLAREMORE OK 74019-0000 Parcel Location Situs 02308 SW WOLF RUN DR Subdivision HUNTERS TRAIL Lot/Block 0003 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 20 / 21 / 16 / 5 Neighborhood 1166 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.28418680 -95.63078849 LOT 3 BLOCK 4 HUNTERS TRAIL																																																																																																																									
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Date 04/16/2026
 Time 21:59:05
 Page 2

Lot Data		Square-Foot - NBHD 1166 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.1762		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	7,676.00 x 5.75 = 44,152		
Factor Value			
Adjustments	1.0000		
Lot Value	44,152		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	25% Veneer, Masonry 75% Frame, Siding, Vinyl
Base/Total Area	1,428 / 1,428
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,428
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1993 / 25

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	167,404 117.23 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	7
Indicated Value	184,450 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	132,720
Lot Value	44,152
Indicated Value	176,872 123.86 Per SqFt
Agland Value	
Site Improvements	384
Total Value	177,256 124.13 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	98.59	Total Misc Impr	+	12,674
Roofing Adj	+ 4.48	Garage Cost	+	12,487
Subfloor Adj	+ -1.20	Total RCN	=	201,091
Heat/Cool Adj	+ 11.47	Depreciation (34%)	-	68,371
Plumbing Adj	+ 9.86	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	132,720
Adj Base Cost	= 123.20	Lot Value	+	44,152
Total Area	x 1,428	Indicated Value	=	176,872
Adjusted Cost	= 175,930	Value Per SqFt		123.86

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	43903		120	120	23.88		2,866
PRCH	SLAB PORCH - COVERED	43904		20x10	200	23.56		4,712



Rogers

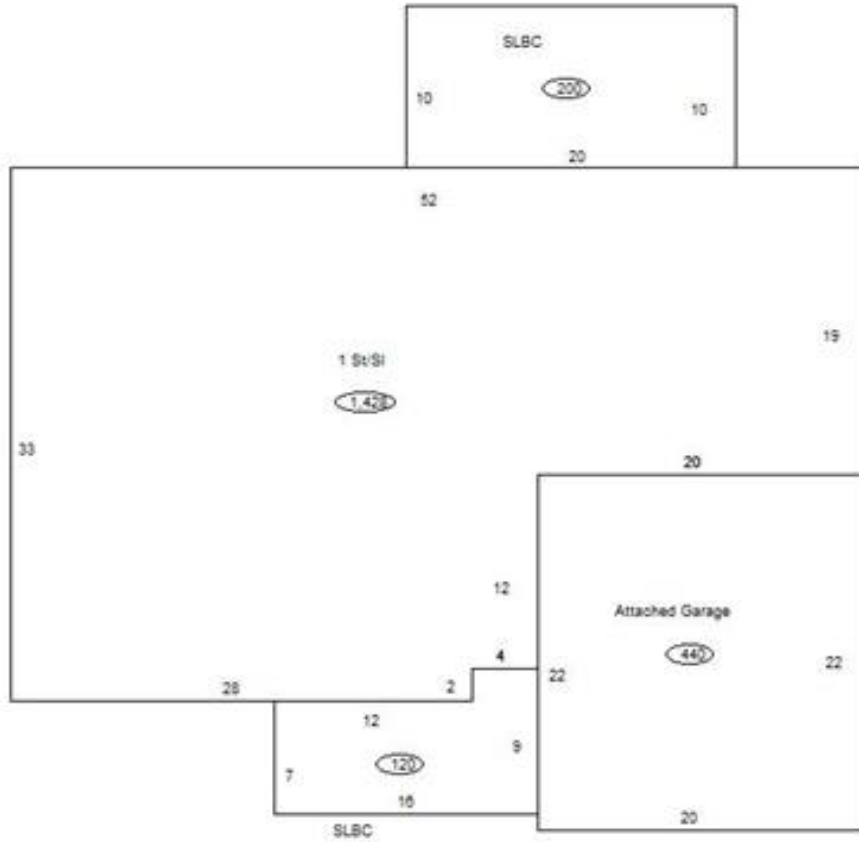
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Date 04/16/2026
 Time 21:59:05
 Page 3

Sketch Image

660018210



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,428	1.000	1,428
2	G	1		10	Attached Garage	440	1.000	440
3	M	PRCH		10	SLBC	120	1.000	120
4	M	PRCH		10	SLBC	200	1.000	200
Total Building Area						1,428		1,428



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Page 4

660018210

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			164
	Qual	2	Cond 3	Year	Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)		RCNLD
Base Cost (4.68 x 164)		768		768	384	384