




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 660018211 Parcel ID 000000-00-0-10200-004-0004 Cadastral ID 20-21-16-02140 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 335782 BRENT, GENE & PATSY 18355 S 4190 RD CLAREMORE OK 74017-0000 Parcel Location Situs 02312 SW WOLF RUN DR Subdivision HUNTERS TRAIL Lot/Block 0004 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 20 / 21 / 16 / 5 Neighborhood 1166 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					 <p>\\\\tsclient\C\Users\rln\Pictures\2015-08-28 08-28-15\08-28-15 117.J 8/31/2015</p>																																																																																																																				
Legal Description Lot/Long: 36.28407015 -95.63099413 LOT 4 BLOCK 4 HUNTERS TRAIL																																																																																																																									
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Lot Data		Square-Foot - NBHD 1166 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.1902		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	8,284.00 x 5.48 = 45,368		
Factor Value			
Adjustments	1.0008		
Lot Value	45,403		



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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	40% Veneer, Masonry 60% Frame, Siding, Wood
Base/Total Area	1,506 / 1,506
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,506
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	460 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1992 / 26

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	173,454	115.18	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	230,730		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	101.48	Total Misc Impr	+ 14,491
Roofing Adj	+ 4.50	Garage Cost	+ 12,889
Subfloor Adj	+ -1.15	Total RCN	= 216,609
Heat/Cool Adj	+ 11.47	Depreciation (35%)	- 75,813
Plumbing Adj	+ 9.35	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 140,796
Adj Base Cost	= 125.65	Lot Value	+ 45,403
Total Area	x 1,506	Indicated Value	= 186,199
Adjusted Cost	= 189,229	Value Per SqFt	123.64

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	140,796		
Lot Value	45,403		
Indicated Value	186,199	123.64	Per SqFt
Agland Value			
Site Improvements	974		
Total Value	187,173	124.28	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	5,095.98		5,096
SHLT	STORM SHELTER	0		1	2000	0.00		
PRCH	SLAB PORCH - COVERED	43907	276		276	23.32		6,436
PRCH	SLAB PORCH - COVERED	43908	124		124	23.86		2,959



Rogers

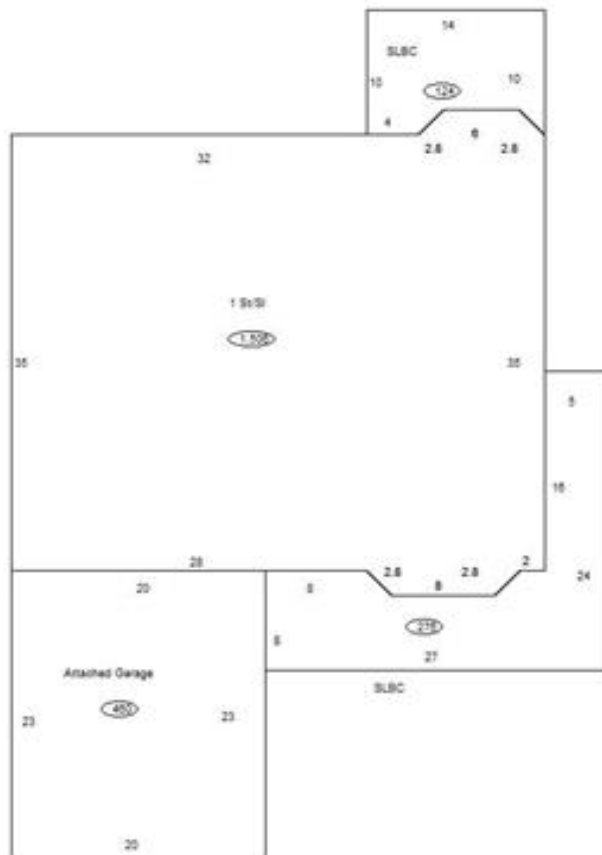
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Sketch Image

660018211



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,506	1.000	1,506
2	G	1		10	Attached Garage	460	1.000	460
3	M	PRCH		10	SLBC	276	1.000	276
4	M	PRCH		10	SLBC	124	1.000	124
Total Building Area						1,506		1,506



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			320
	Qual	2	Cond 3	Year	Eff Age	
Valuation Summary		Modifier Total		RCN	Depr (35% Phys/ % Func)	RCNLD
Base Cost (4.68 x 320)		1,498		1,498	524	974