



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 22:13:22  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660018223 <b>Parcel ID</b> 000000-00-0-10200-006-0006 <b>Cadastral ID</b> 20-21-16-02260 <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> 77864 BATTENFIELD, DARRELL G & AUDINE BATTENFIELD  2403 SW WOLF RUN DR CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 02403 SW WOLF RUN DR <b>Subdivision</b> HUNTERS TRAIL <b>Lot/Block</b> 0006 / 0006 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 20 / 21 / 16 / 5 <b>Neighborhood</b> 1166 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.28275239 -95.63153083																																																																																																																									
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Lot Data		Square-Foot - NBHD 1166 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.1559		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	6,790.00 x 6.00 = 40,740		
Factor Value			
Adjustments	1.0000		
Lot Value	40,740		



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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	100% Veneer, Masonry
Base/Total Area	1,796 / 1,796
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,796
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1994 / 24

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	190,725 106.19 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	205,770 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	160,428
Lot Value	40,740
Indicated Value	201,168 112.01 Per SqFt
Agland Value	
Site Improvements	
Total Value	201,168 112.01 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	99.95	Total Misc Impr	+ 3,768
Roofing Adj	+ 4.27	Garage Cost	+ 12,487
Subfloor Adj	+ -1.21	Total RCN	= 235,924
Heat/Cool Adj	+ 11.47	Depreciation ( 32%)	- 75,496
Plumbing Adj	+ 7.83	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 160,428
Adj Base Cost	= 122.31	Lot Value	+ 40,740
Total Area	x 1,796	Indicated Value	= 201,168
Adjusted Cost	= 219,669	Value Per SqFt	112.01

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	43962	6x3		18	24.21		436
PRCH	SLAB PORCH - COVERED	43963	20x7		140	23.80		3,332



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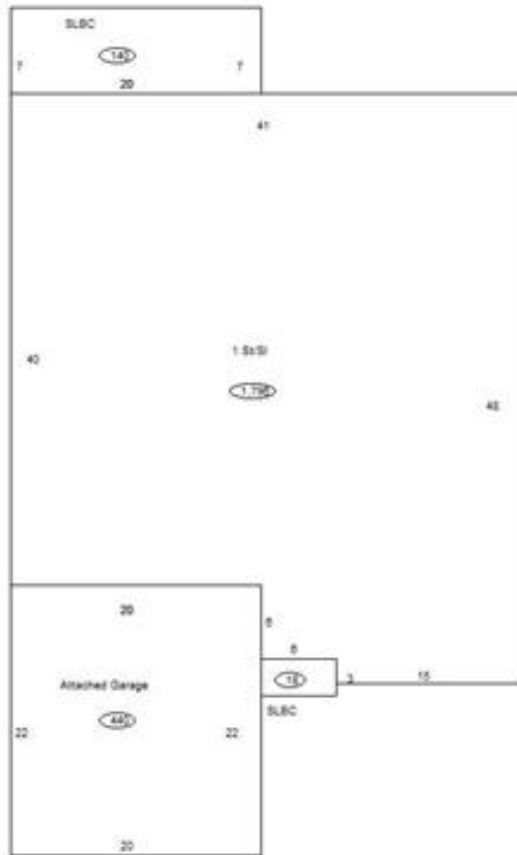
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Sketch Image

660018223



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,796	1.000	1,796
2	G	1		10	Attached Garage	440	1.000	440
3	M	PRCH		10	SLBC	18	1.000	18
4	M	PRCH		10	SLBC	140	1.000	140
<b>Total Building Area</b>						<b>1,796</b>		<b>1,796</b>