



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 00:46:30
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660024788 Parcel ID 21N16E-29-4-00000-000-0000 Cadastral ID 29-21-16-03000 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 21 - CLAREMORE RURAL/VERD FIR Name ID 100614 ANDERSON, WILMER J 23754 S 4150 RD CLAREMORE OK 74019-0000 Parcel Location Situs 23754 S 4150 RD Subdivision Lot/Block / Parcel Size 1.25 - Acres Sec/Twn/Rng 29 / 21 / 16 / 4 Neighborhood 2116 - UNPLATTED School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\A\TOMMY DUNLAP\New folder (240)\IMG_0015.JPG 8/3/2023</p>																																																																																																																				
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Date 04/17/2026
Time 00:46:30
Page 2

Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.2262		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	53,413.00 x .80 = 42,668		
Factor Value			
Adjustments	1.0000		
Lot Value	42,668		



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Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,524 / 1,524
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,524
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	648 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1976 / 50

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	174,414	114.44	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	106.56	Total Misc Impr	+	12,126	
Roofing Adj	+ 4.49	Garage Cost	+	16,880	
Subfloor Adj	+ -1.15	Total RCN	=	228,056	
Heat/Cool Adj	+ 11.47	Depreciation (61%)	-	139,114	
Plumbing Adj	+ 9.24	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	88,942	
Adj Base Cost	= 130.61	Lot Value	+	42,668	
Total Area	x 1,524	Indicated Value	=	131,610	
Adjusted Cost	= 199,050	Value Per SqFt		86.36	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	88,942		
Lot Value	42,668		
Indicated Value	131,610	86.36	Per SqFt
Agland Value			
Site Improvements			
Total Value	131,610	86.36	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
PRCH	SLAB PORCH - COVERED	60748		176	176	23.66		4,164
PRCH	SLAB PORCH - COVERED	60749	12x10		120	23.88		2,866



Rogers

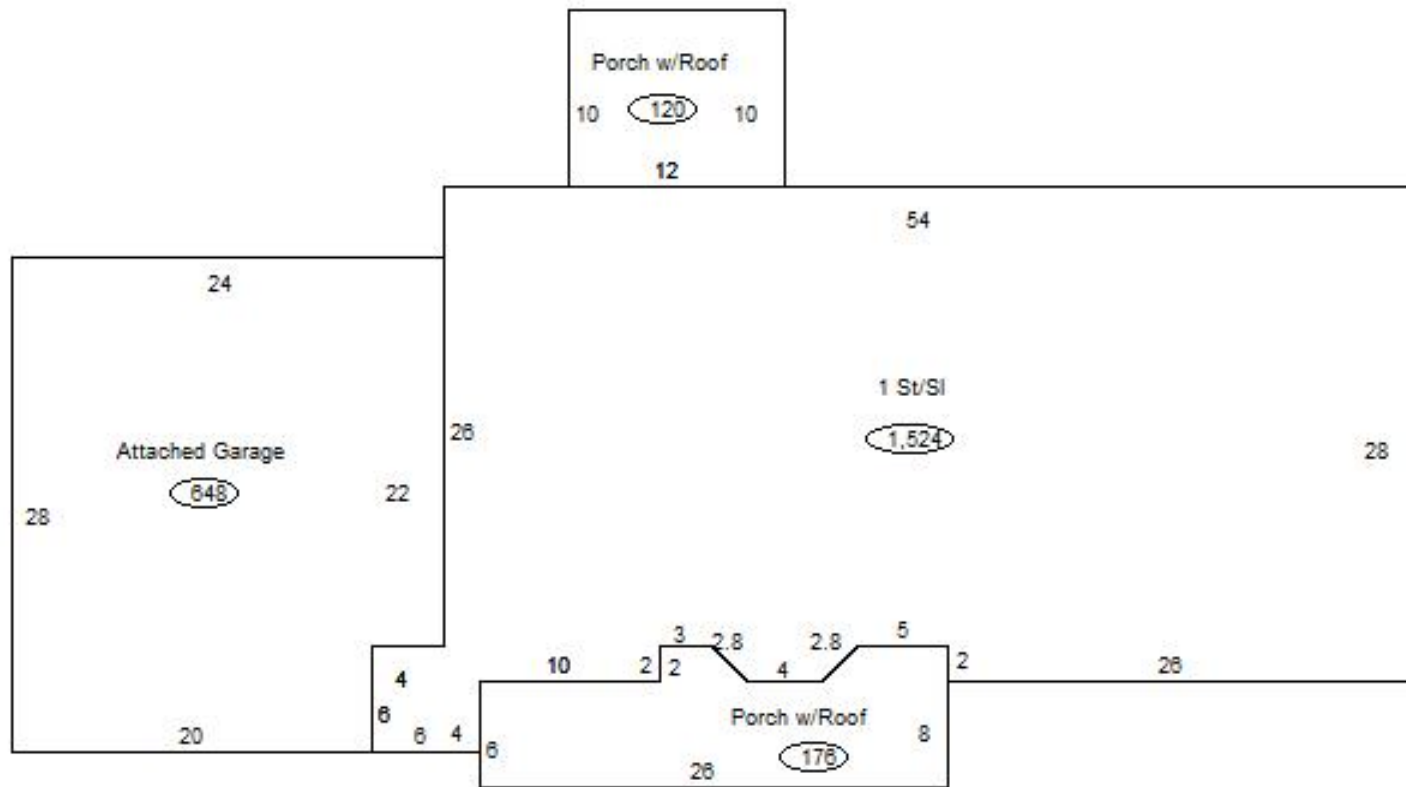
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Date 04/17/2026
 Time 00:46:30
 Page 3

Sketch Image

660024788



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,524	1.000	1,524
2	G	1	Slab	13	Attached Garage	648	1.000	648
3	M	PRCH		13	SLBC	176	1.000	176
4	M	PRCH		13	SLBC	120	1.000	120
Total Building Area						1,524		1,524



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Time 00:46:30
Page 4

660024788

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (4.68 x)				
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (4.68 x)				