



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 00:46:32
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Assessment Data					Primary Image																																																																																																																				
Account 660024789 Parcel ID 21N16E-29-4-00000-000-0000 Cadastral ID 29-21-16-03100 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 21 - CLAREMORE RURAL/VERD FIR Name ID 323857 WESSON, CRAIG FRANKLIN JR & CHERYL 23595 S CEDAR ST CLAREMORE OK 74019-0000 Parcel Location Situs 23595 S CEDAR ST Subdivision Lot/Block / Parcel Size 1 - Acres Sec/Twn/Rng 29 / 21 / 16 / 4 Neighborhood 2116 - UNPLATTED School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.26843965 -95.62321044																																																																																																																									
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Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.0186 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 44,371.00 x .87 = 38,690 Factor Value Adjustments 1.0000 Lot Value 38,690		 <p style="text-align: right; color: orange;">07/18/2023</p> <p>\\tsclient\A\TOMMY DUNLAP\New folder (231)\IMG_0019.JPG 7/18/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	75% Veneer, Masonry 25% Frame, Siding, Wood
Base/Total Area	2,150 / 2,150
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,150
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1977 / 37

Cost Approach				Manual : 01/2025			
Base Cost	103.65	Total Misc Impr	+ 7,960				
Roofing Adj	+ 4.62	Garage Cost	+ 0				
Subfloor Adj	+ -2.19	Total RCN	= 278,710				
Heat/Cool Adj	+ 12.64	Depreciation (44%)	- 122,632				
Plumbing Adj	+ 7.21	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 156,078				
Adj Base Cost	= 125.93	Lot Value	+ 38,690				
Total Area	x 2,150	Indicated Value	= 194,768				
Adjusted Cost	= 270,750	Value Per SqFt	90.59				

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	185,375	86.22	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	156,078		
Lot Value	38,690		
Indicated Value	194,768	90.59	Per SqFt
Agland Value			
Site Improvements	3,175		
Total Value	197,943	92.07	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	5,615.40	5,615
PRCH	SLAB PORCH - COVERED	60751	22x4		88	26.65	2,345



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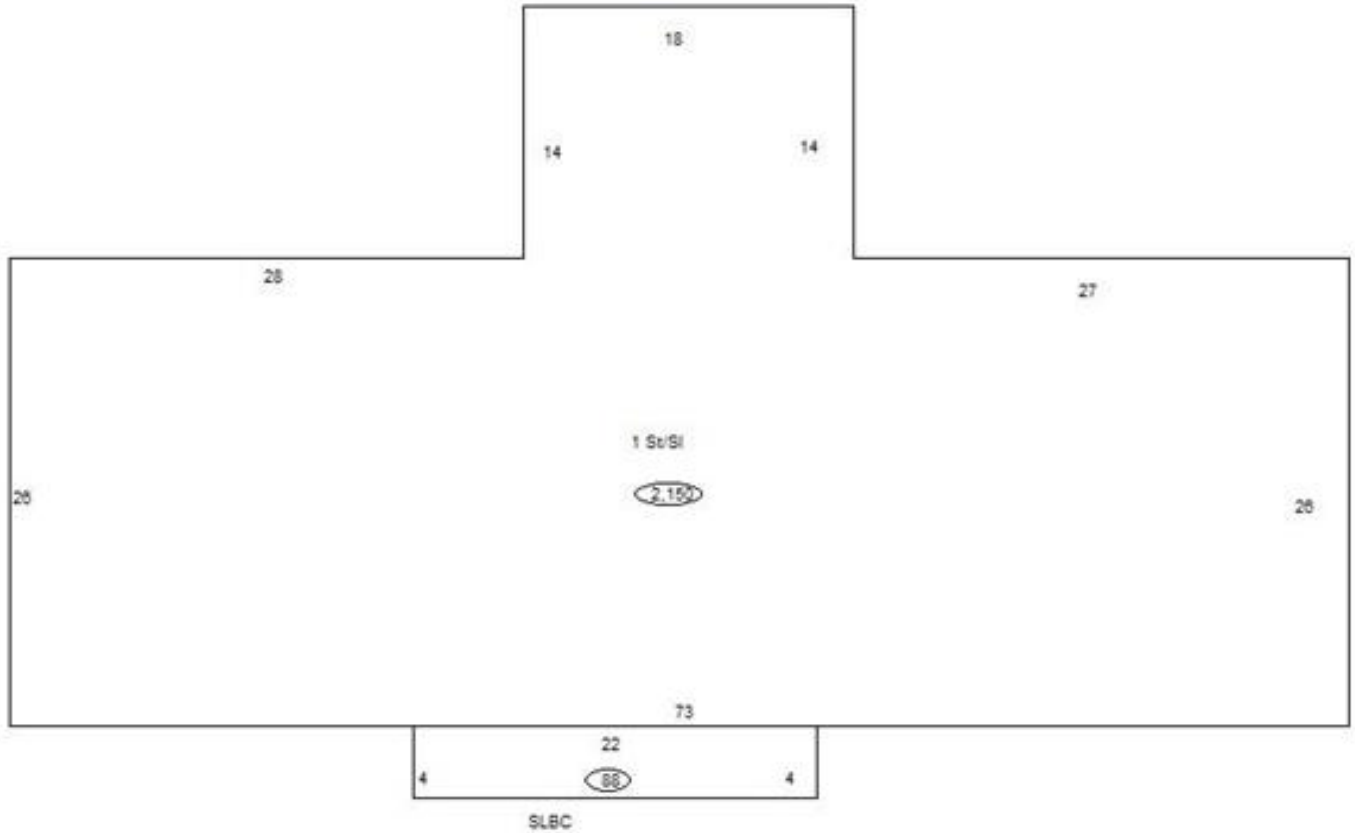
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Sketch Image

660024789



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,150	1.000	2,150
2	M	PRCH		10	SLBC	88	1.000	88
Total Building Area						2,150		2,150



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GF	GAZEBO FAIR	0x0x0			1
	Qual 2	Cond 2	Year 2021		Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)		RCNLD
Base Cost (2,950.00 x 1)		2,950		2,950		2,950
	STF	STG FAIR	0x0x0			240
	Qual 2	Cond 3	Year		Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (4.68 x 240)		1,123		1,123		225
	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)						
	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)						
	CP	CARPOT DIRT	0x0x0			
	Qual	Cond	Year		Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)		RCNLD
Base Cost (3.50 x)						



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GHF	Greenhouse	0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (5.00 x)					
	GHF	Greenhouse	0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (5.00 x)					