



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 00:50:03
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660025806 Parcel ID 000000-00-0-00846-001-0004 Cadastral ID 30-21-16-03040 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 85 - CLRM SD-VERD TOWN/FIRE Name ID 97944 WILSON, SHIRLEY E 23404 S TWIN OAKS DR CLAREMORE OK 74019-0000 Parcel Location Situs 23404 S TWIN OAKS DR Subdivision TWIN OAKS ESTATES Lot/Block 0004 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 30 / 21 / 16 / 5 Neighborhood 1113 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.27360280 -95.64141110																																																																																																																									
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Date 04/17/2026
 Time 00:50:04
 Page 2

Lot Data		Square-Foot - NBHD 1113 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.6447		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	28,083.00 x 2.00 = 56,166		
Factor Value			
Adjustments	1.0000		
Lot Value	56,166		



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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	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	1,612 / 1,612
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,612
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	546 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1975 / 38

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	169,791 105.33 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	176,920 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	112,844
Lot Value	56,166
Indicated Value	169,010 104.84 Per SqFt
Agland Value	
Site Improvements	
Total Value	169,010 104.84 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	94.24	Total Misc Impr	+ 8,784
Roofing Adj	+ 4.16	Garage Cost	+ 14,704
Subfloor Adj	+ -1.09	Total RCN	= 212,914
Heat/Cool Adj	+ 11.47	Depreciation (47%)	- 100,070
Plumbing Adj	+ 8.73	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 112,844
Adj Base Cost	= 117.51	Lot Value	+ 56,166
Total Area	x 1,612	Indicated Value	= 169,010
Adjusted Cost	= 189,426	Value Per SqFt	104.84

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	62997	6x3		18	24.21		436
PATO	SLAB PORCH - OPEN	62998	20x20		400	8.13		3,252



Rogers

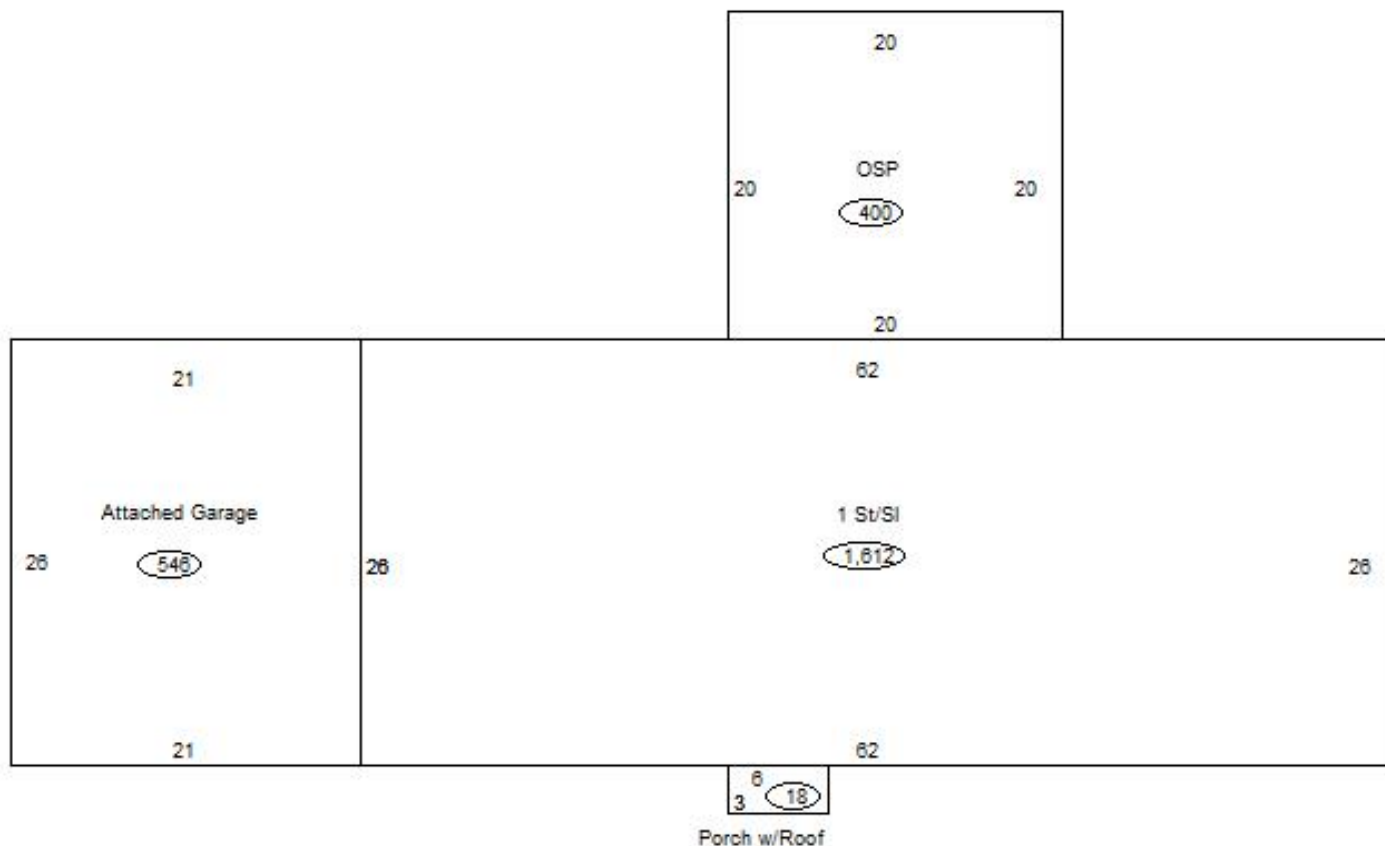
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Date 04/17/2026
 Time 00:50:04
 Page 3

Sketch Image

660025806



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,612	1.000	1,612
2	G	1		13	Attached Garage	546	1.000	546
3	M	PRCH		13	SLBC	18	1.000	18
4	M	PATO		13	Open Slab	400	1.000	400
Total Building Area						1,612		1,612



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Page 4

660025806

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)						