



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 01:00:21
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Assessment Data					Primary Image																																																																																																																				
Account 660029809 Parcel ID 000000-00-0-00030-001-0001 Cadastral ID 34-23-17-04400 Property Type REAL - Real Property Property Class RRP VI Area 2 Tax Area 70 - FOYIL RURAL/FOYIL FIRE Name ID 253096 WESTFALL, STEPHEN W & GIGI 12481 S 4220 RD CLAREMORE OK 74017-0000 Parcel Location Situs 12481 S 4220 RD Subdivision BIG OAKS ESTATES Lot/Block 0001 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 34 / 23 / 17 / 5 Neighborhood 1004 - R-V02-NE CHELSEA School District S007 - FOYIL SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\2020-12-03\IMG_003; 12/14/2020</p>																																																																																																																				
Legal Description Lot/Long: 36.43094366 -95.48879666 LOT 1 BLOCK 1 BIG OAKS ESTATES																																																																																																																									
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Lot Data	Square-Foot - NBHD 1004 #1	Primary Image
Lot Size Lot Count Units Buildable 17000 Non-Ag Acres 2.4813 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 108,087.00 x .34 = 36,863 Factor Value Adjustments 1.0000 Lot Value 36,863		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.25 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	25% Veneer, Stone 75% Frame, Siding, Vinyl
Base/Total Area	1,490 / 1,490
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.0 / 1.0
Basement Area	
Garage Type	400 Attached Garage - Finished
Remodel	
Year/Eff Age	1986 / 30

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	165,931	111.36	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	26,750		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	97.63	Total Misc Impr	+ 11,000				
Roofing Adj	+ 5.06	Garage Cost	+ 13,544				
Subfloor Adj	+ 1.74	Total RCN	= 205,117				
Heat/Cool Adj	+ 10.89	Depreciation (43%)	- 88,200				
Plumbing Adj	+ 5.87	Lump Sums	+ 5,082				
Basement Adj	+ 0.00	RCNLD	= 121,999				
Adj Base Cost	= 121.19	Lot Value	+ 36,863				
Total Area	x 1,490	Indicated Value	= 158,862				
Adjusted Cost	= 180,573	Value Per SqFt	106.62				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	121,999		
Lot Value	36,863		
Indicated Value	158,862	106.62	Per SqFt
Agland Value			
Site Improvements	15,293		
Total Value	174,155	116.88	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	4,836.26		4,836
PRCH	SLAB PORCH - COVERED	71441	14x9		126	22.38		2,820
PRCH	SLAB PORCH - COVERED	71442	15x10		150	22.29		3,344
WODO	WOOD DECK - OPEN	71443	362		362	15.60	10%	5,082



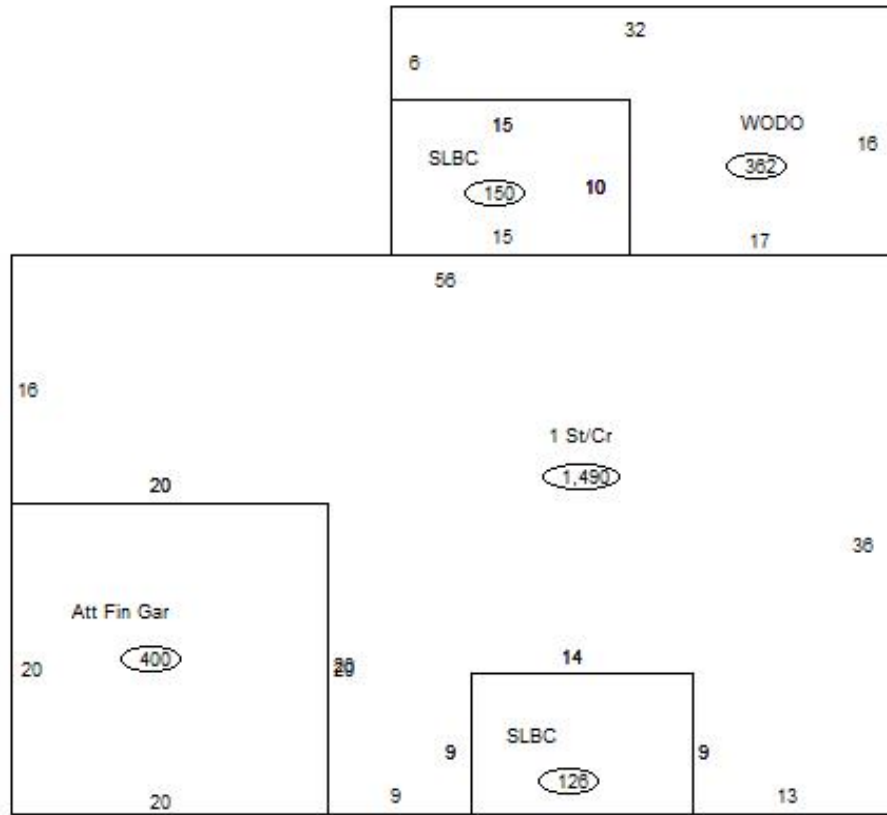
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,490	1.000	1,490
2	G	5		13	Att Fin Gar	400	1.000	400
3	M	PRCH		13	SLBC	126	1.000	126
4	M	PRCH		13	SLBC	150	1.000	150
5	M	WODO		13	WODO	362	1.000	362
Total Building Area						1,490		1,490



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x10x8	Plank	Formed Metal	80
	Qual	3	Cond 3	Year 2015	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (29.68 x 80)		2,374		2,374	2,374
	PCPT	Carport - Portable	18x24x8	Gravel	Formed Metal	432
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.67 x 432)		2,017		2,017	2,017
	PCPT	Carport - Portable	18x20x8	Dirt	Formed Metal	360
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.67 x 360)		1,681		1,681	1,681
	BNGP	Barn - General Purpose	34x34x10	Concrete	Formed Metal	1,156
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
	Base Cost (25.94 x 1,156)		29,987		29,987	14,694
						15,293
	SHDS	DOG HOUSE	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (33.66 x)					