



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 06:33:50  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660065743 <b>Parcel ID</b> 000000-00-0-00990-001-0001 <b>Cadastral ID</b> 24-22-15-03580 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 10 - OOLOGAH RURAL/NW FIRE <b>Name ID</b> 342206 WEDMAN, TYLER & JENNIFER  9445 E YORKSHIRE AVE CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 09445 E YORKSHIRE AVE <b>Subdivision</b> YORKSHIRE VALLEY <b>Lot/Block</b> 0001 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 24 / 22 / 15 / 5 <b>Neighborhood</b> 1151 - R-V01,4-NW OOLOGAH <b>School District</b> S004 - OOLOGAH SCHOOLS					<p>\\tsclient\T\ROB STUFF\2023-4-5\IMG_0019.JPG 4/5/2023</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.37567742 -95.65869261 LOT 1 BLOCK 1 YORKSHIRE VALLEY																																																																																																																									
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Lot Data		Square-Foot - NBHD 1151 #1	
Lot Size			
Lot Count			
Units Buildable	5000		
Non-Ag Acres	1.5555		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	67,757.00 x 1.16 = 78,890		
Factor Value			
Adjustments	1.0000		
Lot Value	78,890		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,479 / 2,479
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,479
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	628 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 2

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	364,297		
Lot Value	78,890		
Indicated Value	443,187	178.78	Per SqFt
Agland Value			
Site Improvements			
Total Value	443,187	178.78	Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	109.10	Total Misc Impr	+	14,897
Roofing Adj	+ 5.16	Garage Cost	+	29,855
Subfloor Adj	+ -3.38	Total RCN	=	371,732
Heat/Cool Adj	+ 14.47	Depreciation ( 2%)	-	7,435
Plumbing Adj	+ 6.55	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	364,297
Adj Base Cost	= 131.90	Lot Value	+	78,890
Total Area	x 2,479	Indicated Value	=	443,187
Adjusted Cost	= 326,980	Value Per SqFt		178.78

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	156737	8x5		40	29.40		1,176
PRCH	Slab Porch - Covered	156738	19x12		228	28.71		6,546
PATO	Slab Porch - Open	156739	19x5		95	12.93		1,228
FPPF	Fireplace - Prefabricated			1 2023	1	5,947.13		5,947



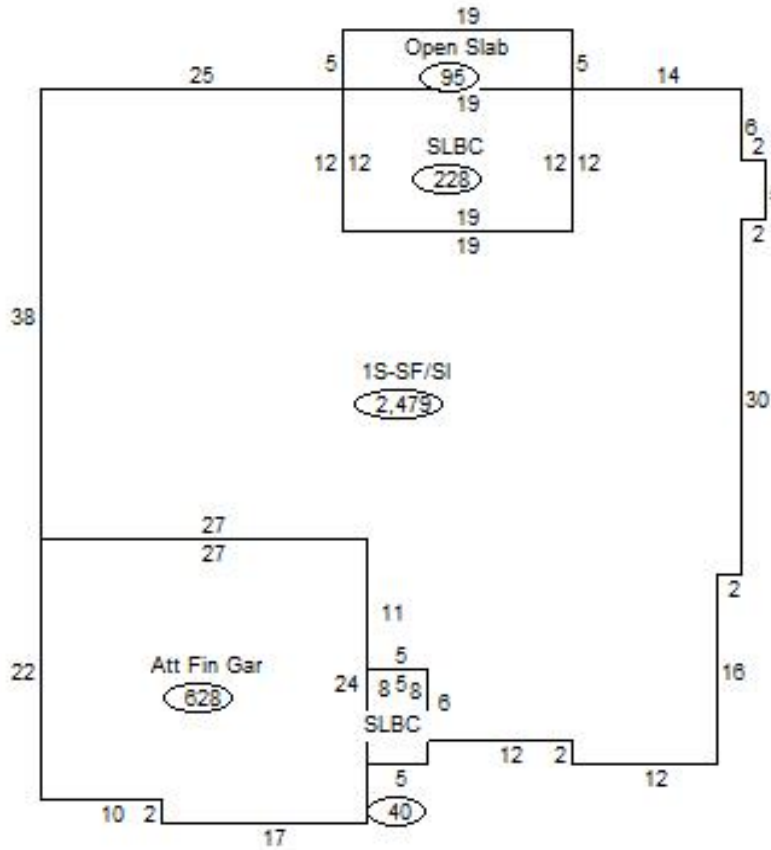
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Sketch Image

660065743



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	2,479	1.000	2,479
2	G	5		20	Att Fin Gar	628	1.000	628
3	M	PRCH		20	SLBC	40	1.000	40
4	M	PRCH		20	SLBC	228	1.000	228
5	M	PATO		20	Open Slab	95	1.000	95
<b>Total Building Area</b>						<b>2,479</b>		<b>2,479</b>