



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:57:17
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660072100 Parcel ID 000000-00-0-00785-001-0001 Cadastral ID 31-21-16-01600 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 21 - CLAREMORE RURAL/VERD FIR Name ID 324282 BEVARD, KEENAN BRYCE 10952 E WESTON LN CLAREMORE OK 74019-0000 Parcel Location Situs 10952 E WESTON LN Subdivision STONEWALL Lot/Block 0001 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 31 / 21 / 16 / 5 Neighborhood 1083 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (119)\IMG_0032.JPG 12/8/2022</p>																																																																																																																				
Legal Description Lot/Long: 36.25003042 -95.63450071 LOT 1 STONEWALL																																																																																																																									
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Lot Data	Square-Foot - NBHD 1083 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.1058 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 48,167.00 x 1.51 = 72,795 Factor Value Adjustments 1.0000 Lot Value 72,795		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	10% Veneer, Masonry 90% Frame, Siding, Wood
Base/Total Area	1,076 / 1,488
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,076
Fixture/RghIn	18 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	572 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1998 / 21

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	206,589 138.84 Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	94.35	Total Misc Impr	+ 14,587				
Roofing Adj	+ 3.74	Garage Cost	+ 17,686				
Subfloor Adj	+ -1.78	Total RCN	= 219,270				
Heat/Cool Adj	+ 12.64	Depreciation (25%)	- 54,818				
Plumbing Adj	+ 16.72	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 164,452				
Adj Base Cost	= 125.67	Lot Value	+ 72,795				
Total Area	x 1,488	Indicated Value	= 237,247				
Adjusted Cost	= 186,997	Value Per SqFt	159.44				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	164,452		
Lot Value	72,795		
Indicated Value	237,247	159.44	Per SqFt
Agland Value			
Site Improvements			
Total Value	237,247	159.44	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	85348	38x5		190	26.33		5,003
PRCH	SLAB PORCH - COVERED	85349	15x10		150	26.46		3,969



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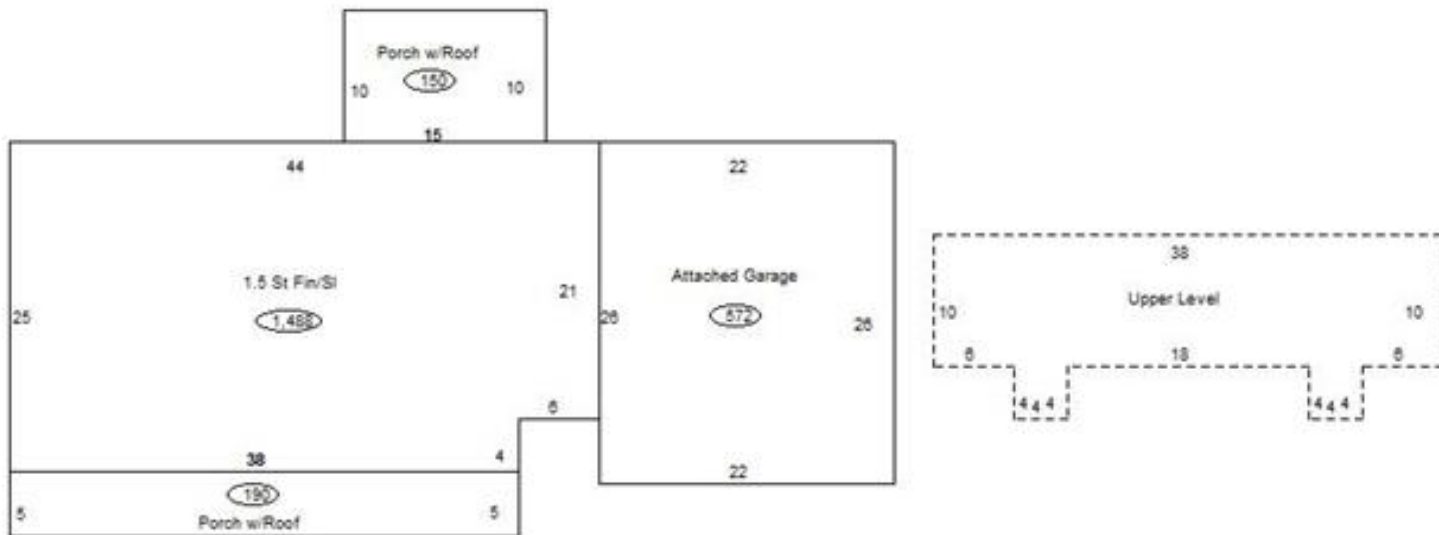
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Sketch Image

660072100



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,076	1.383	1,488
2	G	1		13	Attached Garage	572	1.000	572
3	M	PRCH		13	SLBC	190	1.000	190
4	M	PRCH		13	SLBC	150	1.000	150
5	U	^UL	Overhang	13	Upper Level	412	1.000	412
Total Building Area						1,076		1,488



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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)				