



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 06:57:54
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Assessment Data					Primary Image																																																																																																																				
Account 660083557 Parcel ID 000000-00-0-00796-002-0006 Cadastral ID 14-21-15-03740 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 276920 WASHBURN, TERRY R 21585 CALEN DR CLAREMORE OK 74019-0000 Parcel Location Situs 21585 S CALEN DR Subdivision SUNNY SIDE Lot/Block 0006 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 14 / 21 / 15 / 5 Neighborhood 1089 - R-V03,4-SE CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.29865487 -95.67197732																																																																																																																									
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Lot Data	Square-Foot - NBHD 1089 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.9286	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	40,448.00 x 1.44 = 58,336	
Factor Value		
Adjustments	1.0000	
Lot Value	58,336	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,404 / 1,404
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,404
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	504 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2006 / 15



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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	221,382	157.68	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	216,720		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	116.11	Total Misc Impr	+	11,422			
Roofing Adj	+ 5.07	Garage Cost	+	16,032			
Subfloor Adj	+ -2.42	Total RCN	=	227,454			
Heat/Cool Adj	+ 12.64	Depreciation (16%)	-	36,393			
Plumbing Adj	+ 11.05	Lump Sums	+	2,943			
Basement Adj	+ 0.00	RCNLD	=	194,004			
Adj Base Cost	= 142.45	Lot Value	+	58,336			
Total Area	x 1,404	Indicated Value	=	252,340			
Adjusted Cost	= 200,000	Value Per SqFt		179.73			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	194,004		
Lot Value	58,336		
Indicated Value	252,340	179.73	Per SqFt
Agland Value			
Site Improvements	16,502		
Total Value	268,842	191.48	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	101749	20x8		160	26.43		4,229
PRCH	SLAB PORCH - COVERED	101750	59		59	26.74		1,578
WODO	WOOD DECK - OPEN	101752	12x10		120	26.09	6%	2,943



Rogers

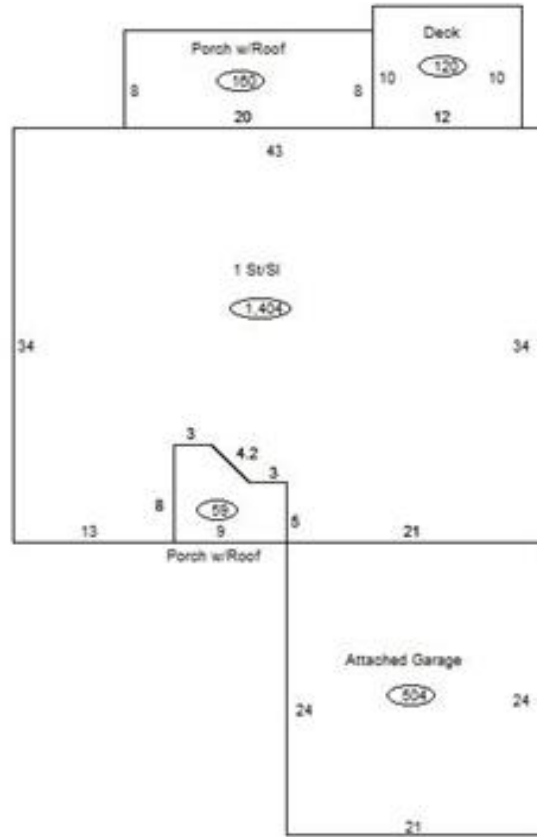
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,404	1.000	1,404
2	M	PRCH		13	SLBC	160	1.000	160
3	M	PRCH		13	SLBC	59	1.000	59
4	G	1		13	Attached Garage	504	1.000	504
5	M	WODO		13	WODO	120	1.000	120
Total Building Area						1,404		1,404



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	24x24x0			576
	Qual 2	Cond 3	Year 2017	Eff Age 7		
	Valuation Summary		Modifier Total	RCN	Depr (13% Phys/ % Func)	RCNLD
	Base Cost (32.93 x 576)		18,968	18,968	2,466	16,502
	STF	STG FAIR	0x0x0			
	Qual 2	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					