



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 15:23:19
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Assessment Data					Primary Image																																																																																																																				
Account 660089970 Parcel ID 21N16E-06-1-00000-000-0000 Cadastral ID 06-21-16-01823 Property Type REAL - Real Property Property Class UR VI Area 1 Tax Area 34 - CLARM OT & SCHL/NW FD Name ID 326964 WERNER, LARRY W & MONA J 2297 N HWY 88 CLAREMORE OK 74017-0000 Parcel Location Situs 02297 N HWY 88 Subdivision Lot/Block / Parcel Size 5.02 - Acres Sec/Twn/Rng 6 / 21 / 16 / 1 Neighborhood 2116 - UNPLATTED School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.33141604 -95.63376453 TR DESC AS BEG SE/C NE SE NE; N00.0847E 300.39'; N85.3939W 133'; N87.0620W 105'; N87.3943W 93'; N88.5336W 67'; N73.1238W 34'; S89 0118W 15'; N00.0817E 104.65'; S89.5210W 215'; S00.0817W 336.09'; S89.5210E 150'; S00.0817W 100'; N89.5210E 509.97' TO POB										Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>R14</td> <td>R14-REBUILD AFTER FIRE</td> <td>09/2013</td> <td>12/2013</td> <td></td> </tr> <tr> <td>R14</td> <td>R14-POSS HOUSE 06/05/2013</td> <td>06/2013</td> <td>06/2013</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R14	R14-REBUILD AFTER FIRE	09/2013	12/2013		R14	R14-POSS HOUSE 06/05/2013	06/2013	06/2013																																																																																													
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Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	5.0148		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	218,445.00 x .38 = 83,764		
Factor Value			
Adjustments	1.0000		
Lot Value	83,764		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,482 / 3,018
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,482
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	700 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2013 / 10

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	430,116	142.52	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	97.90	Total Misc Impr	+ 14,123
Roofing Adj	+ 4.25	Garage Cost	+ 26,159
Subfloor Adj	+ -2.78	Total RCN	= 406,215
Heat/Cool Adj	+ 14.47	Depreciation (10%)	- 40,622
Plumbing Adj	+ 7.41	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 365,593
Adj Base Cost	= 121.25	Lot Value	+ 83,764
Total Area	x 3,018	Indicated Value	= 449,357
Adjusted Cost	= 365,933	Value Per SqFt	148.89

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	365,593		
Lot Value	83,764		
Indicated Value	449,357	148.89	Per SqFt
Agland Value			
Site Improvements	40,715		
Total Value	490,072	162.38	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	118643		82	82	29.27		2,400
PATO	SLAB PORCH - OPEN	118645	13x8		104	12.89		1,341
PRCH	SLAB PORCH - COVERED	118646	17x8		136	29.06		3,952



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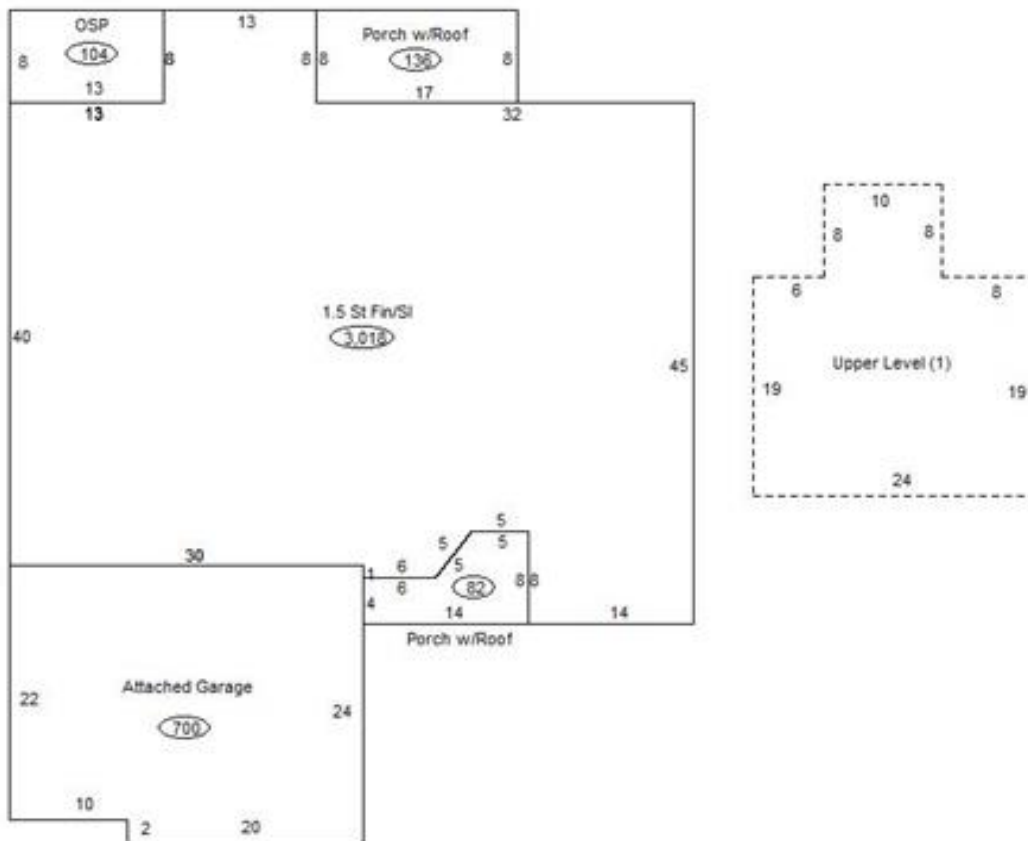
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Sketch Image

660089970



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/SI	2,482	1.216	3,018
2	U	^UL		13	Upper Level (1)	536	1.000	536
3	M	PRCH		13	SLBC	82	1.000	82
4	G	1		13	Attached Garage	700	1.000	700
5	M	PATO		13	Open Slab	104	1.000	104
6	M	PRCH		13	SLBC	136	1.000	136
Total Building Area						2,482		3,018



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			2,400
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD
	Base Cost (8.86 x 2,400)	21,264		21,264	12,758	8,506
	STF	STG FAIR	0x0x0			540
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 540)	2,527		2,527	1,264	1,263
	LT	LEAN-TO	0x0x0			540
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 540)	1,577		1,577	631	946
	SG	SWIM-GUNITE				1
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (30,000.00 x 1)	30,000		30,000		30,000
	STF	STG FAIR	0x0x0			
	Qual		Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					