



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 08:40:03
 Page 1

Assessment Data					Primary Image																																																																																																												
Account 660095960 Parcel ID 000000-00-0-00958-002-0005 Cadastral ID 13-21-15-05000 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 340482 SELF, ALBERT LEE & BARBARA SCHERYL 21855 WESTIN PARK LN CLAREMORE OK 74019-0000 Parcel Location Situs 21855 S WESTIN PARK LN Subdivision WOODLANDS AT WESTIN PARK Lot/Block 0005 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 13 / 21 / 15 / 5 Neighborhood 1089 - R-V03,4-SE CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																	
Legal Description Lat/Long: 36.29515967 -95.66601238 WOODLANDS AT WESTIN PARK BLOCK 2 LOT 5																																																																																																																	
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Lot Data		Square-Foot - NBHD 1089 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.8488		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	36,974.00 x 1.45 = 53,612		
Factor Value			
Adjustments	1.0000		
Lot Value	53,612		



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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	1,871 / 1,871
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,871
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	452 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2014 / 9

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1	Test
Adjusted R	0.8445	
Indicated Value	247,594	132.33 Per SqFt

Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	2	
Indicated Value	260,750	Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	244,877		
Lot Value	53,612		
Indicated Value	298,489	159.53	Per SqFt
Agland Value			
Site Improvements			
Total Value	298,489	159.53	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	109.03	Total Misc Impr	+ 6,483
Roofing Adj	+ 4.77	Garage Cost	+ 14,780
Subfloor Adj	+ -2.27	Total RCN	= 269,096
Heat/Cool Adj	+ 12.64	Depreciation (9%)	- 24,219
Plumbing Adj	+ 8.29	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 244,877
Adj Base Cost	= 132.46	Lot Value	+ 53,612
Total Area	x 1,871	Indicated Value	= 298,489
Adjusted Cost	= 247,833	Value Per SqFt	159.53

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	122263	21x10		210	26.27		5,517
PRCH	SLAB PORCH - COVERED	122264	6x6		36	26.82		966

