



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
Account 660095961 Parcel ID 000000-00-0-00958-002-0006 Cadastral ID 13-21-15-05010 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 345694 KRYNAK, MICHAEL 21864 S WESTIN PARK LN CLAREMORE OK 74019-0000 Parcel Location Situs 21864 S WESTIN PARK LN Subdivision WOODLANDS AT WESTIN PARK Lot/Block 0006 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 13 / 21 / 15 / 5 Neighborhood 1089 - R-V03,4-SE CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0808\IMG_0035. 8/9/2022</p>														
Legal Description Lat/Long: 36.29517812 -95.66674023																			
WOODLANDS AT WESTIN PARK BLOCK 2 LOT 6					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>R2013 07 29</td> <td>R15-NEW 1600 SQ FT SFR</td> <td>11/2013</td> <td>06/2014</td> <td>125,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2013 07 29	R15-NEW 1600 SQ FT SFR	11/2013	06/2014	125,000
Number	Description	Opened	Closed	Amount															
R2013 07 29	R15-NEW 1600 SQ FT SFR	11/2013	06/2014	125,000															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
HV	Veteran	Yes	999,999	36,823	/	DEMPSEY, DAVID & BERNADINE	10/23/2024	325,000	YES										
H	Homestead	No	1,000		/	BELLIEU, MABLE A & STEPHEN H	12/14/2021	262,500	YES										
					2604/842	BELLIEU, MABLE A & STEPHEN H	12/07/2016		4										
					2385/918	QUALITY HOME BUILDERS LLC	02/21/2014	174,500	YES										
					2342/579	KNAPP, BRETT D PROPERTIES LLC	07/17/2013	0	4										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2025		Land Value 75,481	75,481	11%	8,303	Assessed	36,823	3,403.55										
Year Frozen	0		Improvements 259,842	259,269		28,520	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	36,823	-3,404.00										
TIF Project ID	0		Total Value 335,323	334,750		36,823	Total Taxable	0	0.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660095961	KRYNAK, MICHAEL			18	325,000	35750		.00										
2024	2024-660095961	DEMPSEY, DAVID & BERNADINE			18	292,279	1000	28,741	2,656.00										
2023	2023-660095961	DEMPSEY, DAVID & BERNADINE			18	262,500	1000	27,875	2,553.00										
2022	2022-660095961	DEMPSEY, DAVID & BERNADINE			18	262,500	0	28,875	2,673.00										
2021	2021-660095961	BELLIEU, MABLE A & STEPHEN H			18	195,449	1000	20,499	1,810.00										
2020	2020-660095961	BELLIEU, MABLE A & STEPHEN H			18	194,171	1000	19,952	1,827.00										
2019	2019-660095961	BELLIEU, MABLE A & STEPHEN H			18	184,927	1000	19,342	1,791.00										
2018	2018-660095961	BELLIEU, MABLE A & STEPHEN H			18	188,233	1000	19,706	1,821.00										
2017	2017-660095961	BELLIEU, MABLE A & STEPHEN H			18	186,763	1000	19,544	1,793.00										
2016	2016-660095961	BELLIEU, MABLE A & STEPHEN H			18	182,191	1000	19,031	1,784.00										
2015	2015-660095961	BELLIEU, MABLE A & STEPHEN H			18	176,797	1000	18,448	1,661.00										
2014	2014-660095961	BELLIEU, MABLE A & STEPHEN H			18	8,860	0	975	90.00										



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Lot Data		Square-Foot - NBHD 1089 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.7183		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	31,290.00 x 1.45 = 45,371		
Factor Value			
Adjustments	1.6636		
Lot Value	75,481		



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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	100% Veneer, Masonry
Base/Total Area	1,740 / 1,740
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,740
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	600 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	272,525	156.62	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	263,130		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	116.07	Total Misc Impr	+ 14,295
Roofing Adj	+ 5.54	Garage Cost	+ 22,896
Subfloor Adj	+ -3.56	Total RCN	= 285,541
Heat/Cool Adj	+ 14.47	Depreciation (9%)	- 25,699
Plumbing Adj	+ 10.21	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 259,842
Adj Base Cost	= 142.73	Lot Value	+ 75,481
Total Area	x 1,740	Indicated Value	= 335,323
Adjusted Cost	= 248,350	Value Per SqFt	192.71

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	259,842		
Lot Value	75,481		
Indicated Value	335,323	192.71	Per SqFt
Agland Value			
Site Improvements			
Total Value	335,323	192.71	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	122217	21x11		231	28.70		6,630
PRCH	SLAB PORCH - COVERED	122218	7x6		42	29.40		1,235
SHLT	STORM SHELTER - UG			1	1	0.00		



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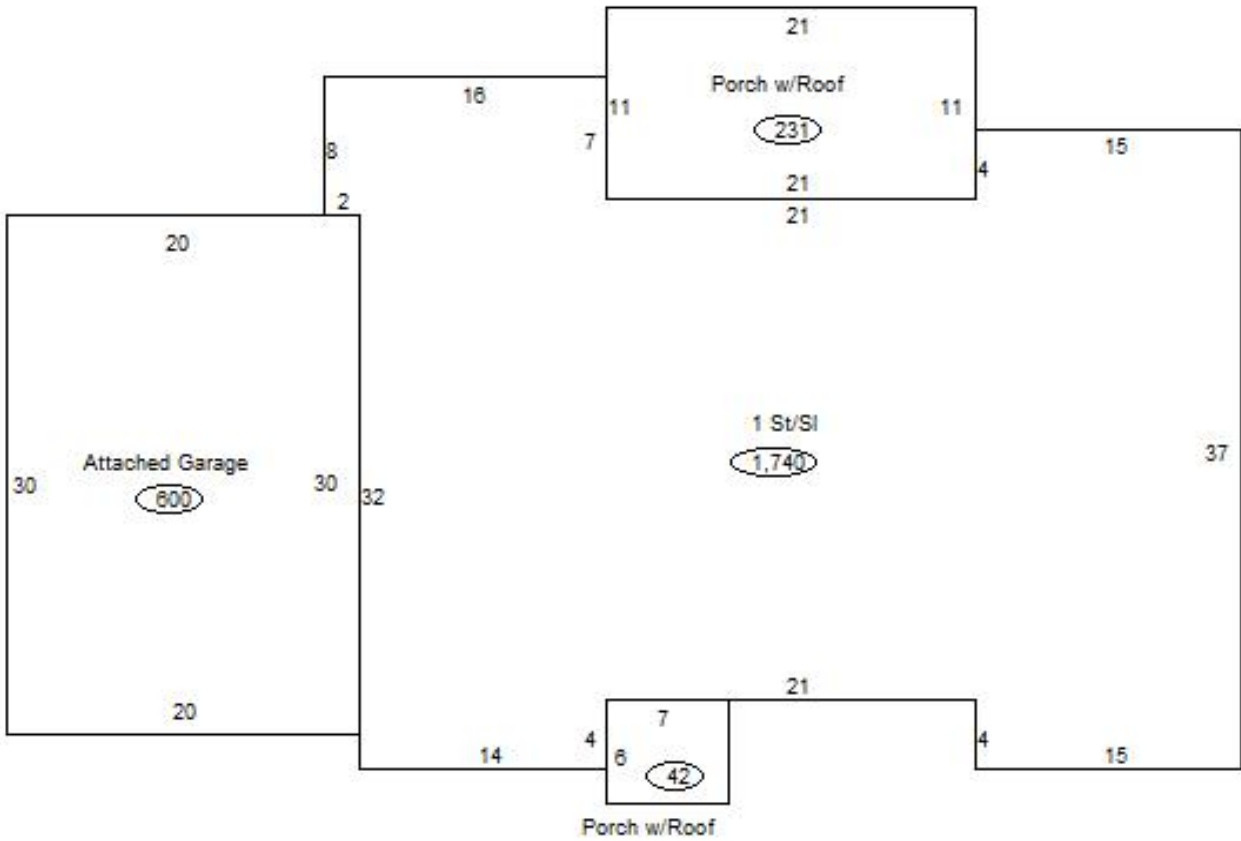
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Sketch Image

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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	1,740	1.000	1,740
2	G	1		13	Attached Garage	600	1.000	600
3	M	PRCH		13	SLBC	231	1.000	231
4	M	PRCH		13	SLBC	42	1.000	42
Total Building Area						1,740		1,740