



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 08:40:07
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Assessment Data					Primary Image																																																																																																												
Account 660095962 Parcel ID 000000-00-0-00958-002-0007 Cadastral ID 13-21-15-05020 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 334499 BERRY FAMILY REVOCABLE TRUST ROBERT & KATHRYN BERRY-TRUSTEES 21880 WESTIN PARK LN CLAREMORE OK 74019-0000 Parcel Location Situs 21880 S WESTIN PARK LN Subdivision WOODLANDS AT WESTIN PARK Lot/Block 0007 / 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_0034. 8/9/2022</p>																																																																																																												
Legal Description Lat/Long: 36.29475928 -95.66699150 WOODLANDS AT WESTIN PARK BLOCK 2 LOT 7																																																																																																																	
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Lot Data		Square-Foot - NBHD 1089 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.7683		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	33,466.00 x 1.45 = 48,526		
Factor Value			
Adjustments	1.0000		
Lot Value	48,526		



\\tsclient\C\Users\Randy Necessary\Pictures\101_0808\IMG_0034. 8/9/2022

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	98% Veneer, Masonry 2% Veneer, Stone
Base/Total Area	2,094 / 2,094
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,094
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	730 Attached Garage - Finished
Remodel	
Year/Eff Age	2021 / 4

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	357,362	170.66	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	111,73	Total Misc Impr	+ 15,237
Roofing Adj	+ 5.32	Garage Cost	+ 34,047
Subfloor Adj	+ -3.40	Total RCN	= 330,739
Heat/Cool Adj	+ 14.47	Depreciation (4%)	- 13,230
Plumbing Adj	+ 6.29	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 317,509
Adj Base Cost	= 134.41	Lot Value	+ 48,526
Total Area	x 2,094	Indicated Value	= 366,035
Adjusted Cost	= 281,455	Value Per SqFt	174.80

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	317,509		
Lot Value	48,526		
Indicated Value	366,035	174.80	Per SqFt
Agland Value			
Site Improvements	27,000		
Total Value	393,035	187.70	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	151957	15x7		105	12.88		1,352
PRCH	Slab Porch - Covered	151958	19x13		247	28.65		7,077
PRCH	Slab Porch - Covered	151959	230		230	28.70		6,601
PATO	Slab Porch - Open	151960	4x4		16	12.93		207

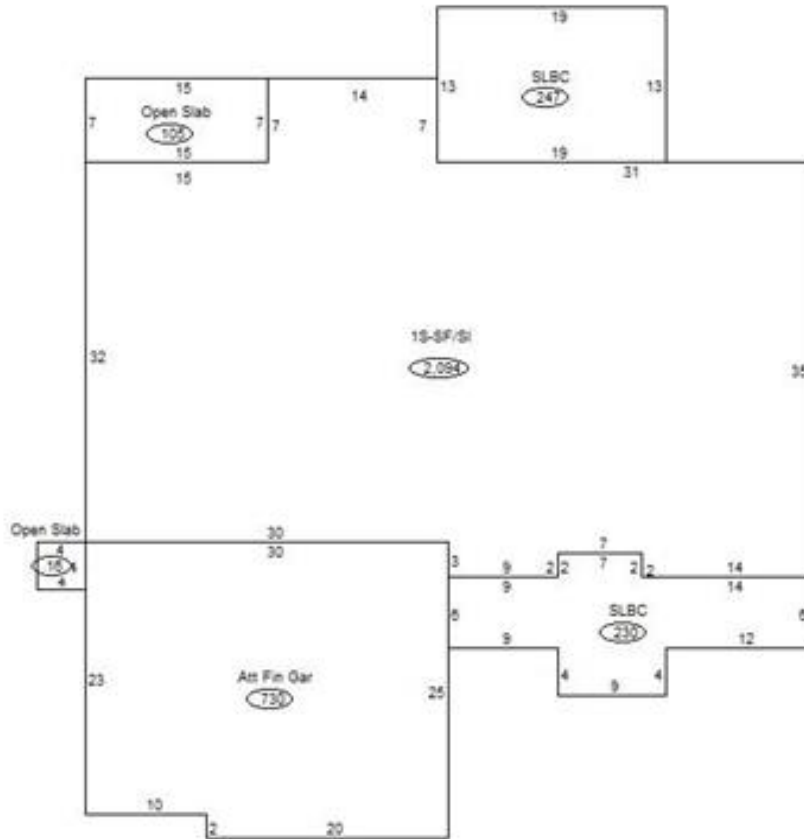


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Sketch Image

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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	1S-SF/SI	2,094	1.000	2,094
2	G	5		13	Att Fin Gar	730	1.000	730
3	M	PATO		13	Open Slab	105	1.000	105
4	M	PRCH		13	SLBC	247	1.000	247
5	M	PRCH		13	SLBC	230	1.000	230
6	M	PATO		13	Open Slab	16	1.000	16
Total Building Area						2,094		2,094



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	5	Cond 5	Year 2021	Eff Age 2	
		Valuation Summary	Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
		Base Cost (30,000.00 x 1)	30,000	30,000	3,000	27,000