



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:40:16
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Assessment Data					Primary Image																																																																																																												
Account 660095967 Parcel ID 000000-00-0-00958-002-0012 Cadastral ID 13-21-15-05070 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 332632 HOOPER, CANDICE CAROL & PETER JOHN 21757 SUMMITT TRAIL CLAREMORE OK 74019-1814 Parcel Location Situs 21757 S SUMMITT TRL Subdivision WOODLANDS AT WESTIN PARK Lot/Block 0012 / 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: 36.29560188 -95.66700562																																																																																																																	
WOODLANDS AT WESTIN PARK BLOCK 2 LOT 12					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>P21 000089</td> <td>R23- NEW POOL</td> <td>11/2021</td> <td>09/2022</td> <td>85,781</td> </tr> <tr> <td>R20 000102</td> <td>R21- NEW 2648 SQ FT SFR</td> <td>03/2020</td> <td>01/2021</td> <td>275,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	P21 000089	R23- NEW POOL	11/2021	09/2022	85,781	R20 000102	R21- NEW 2648 SQ FT SFR	03/2020	01/2021	275,000																																																																																									
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Lot Data		Square-Foot - NBHD 1089 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.7524		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	32,775.00 x 1.45 = 47,524		
Factor Value			
Adjustments	1.0000		
Lot Value	47,524		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	EXEC EXCEPTIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,200 / 2,611
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,200
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	918 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2020 / 5

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1	Test
Adusted R	0.8445	
Indicated Value	479,886	183.79 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	472,332		
Lot Value	47,524		
Indicated Value	519,856	199.10	Per SqFt
Agland Value			
Site Improvements	27,000		
Total Value	546,856	209.44	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	138.88	Total Misc Impr	+	19,665
Roofing Adj	+ 5.32	Garage Cost	+	44,440
Subfloor Adj	+ -3.89	Total RCN	=	497,192
Heat/Cool Adj	+ 17.38	Depreciation (5%)	-	24,860
Plumbing Adj	+ 8.18	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	472,332
Adj Base Cost	= 165.87	Lot Value	+	47,524
Total Area	x 2,611	Indicated Value	=	519,856
Adjusted Cost	= 433,087	Value Per SqFt		199.10

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	148755	18x14		252	35.42		8,926
PRCH	SLAB PORCH - COVERED	148756	8x7		56	36.48		2,043
PATO	SLAB PORCH - OPEN	148757	8x6		48	15.22		731
PATO	SLAB PORCH - OPEN	148758	4x4		16	15.22		244
FPR1	FIREPLACE - RESIDENTIAL 1 STORY			1	1	7,721.18		7,721



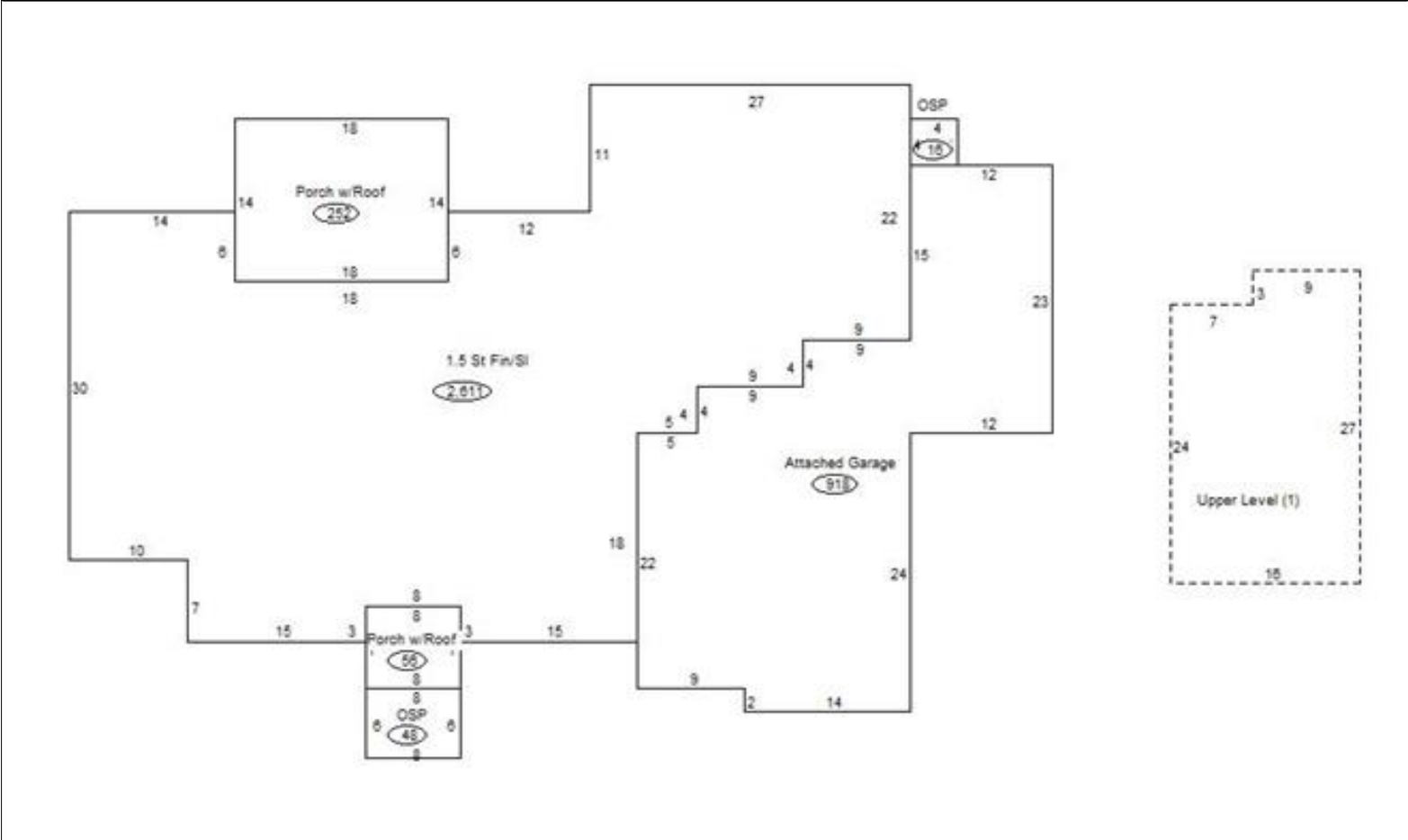
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,200	1.187	2,611
2	U	^UL		13	Upper Level (1)	411	1.000	411
3	G	1		13	Attached Garage	918	1.000	918
4	M	PRCH		13	SLBC	252	1.000	252
5	M	PRCH		13	SLBC	56	1.000	56
6	M	PATO		13	Open Slab	48	1.000	48
7	M	PATO		13	Open Slab	16	1.000	16
Total Building Area						2,200		2,611



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	51	Cond 5	Year 2022	Eff Age 2	
			0			
		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