



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:40:18
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Assessment Data					Primary Image																																																																																																												
Account 660095968 Parcel ID 000000-00-0-00958-002-0013 Cadastral ID 13-21-15-05080 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 324019 CARTER, MATTHEW CREDE & DOROTHY C 21723 SUMMIT TRAIL CLAREMORE OK 74017-0000 Parcel Location Situs 21723 S SUMMITT TRL Subdivision WOODLANDS AT WESTIN PARK Lot/Block 0013 / 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: 36.29555109 -95.66621995 WOODLANDS AT WESTIN PARK BLOCK 2 LOT 13																																																																																																																	
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Lot Data		Square-Foot - NBHD 1089 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.7631		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	33,242.00 x 1.45 = 48,201		
Factor Value			
Adjustments	1.0000		
Lot Value	48,201		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Veneer, Stone
Base/Total Area	2,189 / 2,189
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,189
Fixture/RghIn	18 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	814 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2018 / 6

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	365,256	166.86	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	115.95	Total Misc Impr	+ 20,250
Roofing Adj	+ 5.93	Garage Cost	+ 36,972
Subfloor Adj	+ -4.62	Total RCN	= 381,676
Heat/Cool Adj	+ 16.31	Depreciation (6%)	- 22,901
Plumbing Adj	+ 14.65	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 358,775
Adj Base Cost	= 148.22	Lot Value	+ 48,201
Total Area	x 2,189	Indicated Value	= 406,976
Adjusted Cost	= 324,454	Value Per SqFt	185.92

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	358,775		
Lot Value	48,201		
Indicated Value	406,976	185.92	Per SqFt
Agland Value			
Site Improvements			
Total Value	406,976	185.92	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	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	138260	19x13		247	32.11		7,931
PRCH	SLAB PORCH - COVERED	138285	156		156	32.53		5,075



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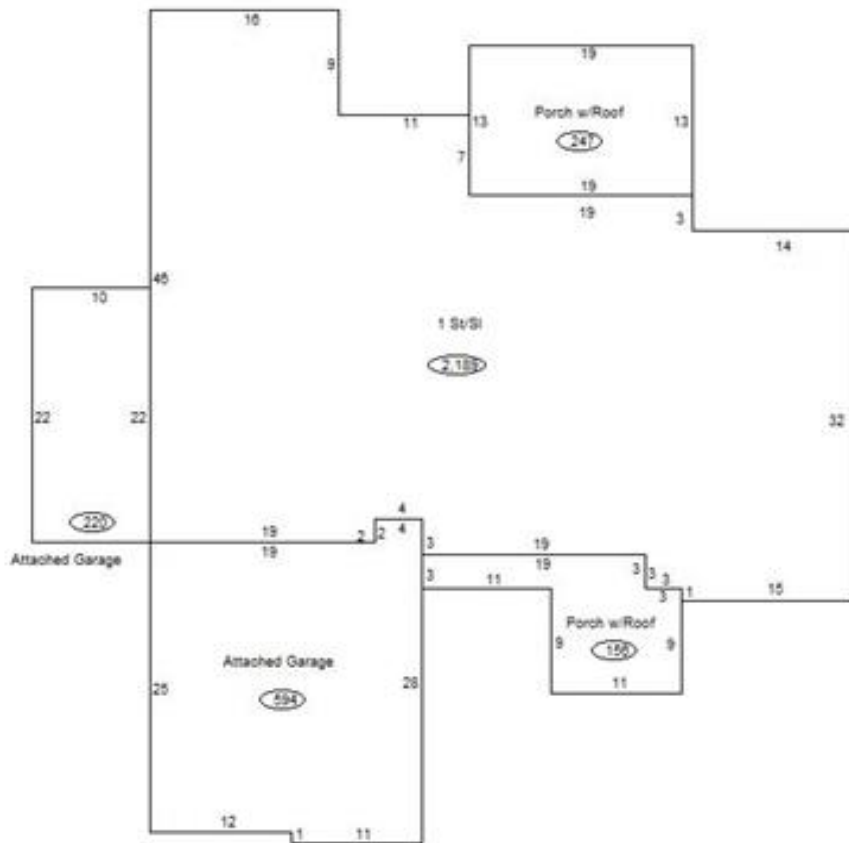
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Sketch Image

660095968



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,189	1.000	2,189
2	G	1		13	Attached Garage	594	1.000	594
3	G	1		13	Attached Garage	220	1.000	220
4	M	PRCH		13	SLBC	247	1.000	247
5	M	PRCH		13	SLBC	156	1.000	156
Total Building Area						2,189		2,189