



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 660109239 Parcel ID 000418-0004-018-0-000-00 Cadastral ID 30-21-16-14820 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 85 - CLRM SD-VERD TOWN/FIRE Name ID 347931 WEHR, RYAN & RACHEL 23184 S MAE DR CLAREMORE OK 74019-0000 Parcel Location Situs 23184 S MAE DR Subdivision KING RIDGE V Lot/Block 0018 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 30 / 21 / 16 / 5 Neighborhood 1109 - R-V03-SW VERDIGRIS School District S001 - CLAREMORE SCHOOLS					<p>660109239 09/24/25</p> <p>660109239_001.JPG 9/24/2025</p>																																																																
Legal Description Lot/Long: 36.27579163 -95.64956860 LOT 18 BLOCK 4 KING RIDGE V																																																																					
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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2442		
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	10,636.00 x 5.14 = 54,647		
Factor Value			
Adjustments	0.7604		
Lot Value	41,554		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	75% Frame, Siding, Vinyl 25% Veneer, Masonry
Base/Total Area	1,940 / 1,940
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,940
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	412 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach		Manual : 01/2025	
Base Cost	94.76	Total Misc Impr	+ 6,223
Roofing Adj	+ 4.29	Garage Cost	+ 14,968
Subfloor Adj	+ -1.11	Total RCN	= 243,884
Heat/Cool Adj	+ 11.47	Depreciation (1%)	- 2,439
Plumbing Adj	+ 5.38	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 241,445
Adj Base Cost	= 114.79	Lot Value	+ 41,554
Total Area	x 1,940	Indicated Value	= 282,999
Adjusted Cost	= 222,693	Value Per SqFt	145.88

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	241,445		
Lot Value	41,554		
Indicated Value	282,999	145.88	Per SqFt
Agland Value			
Site Improvements			
Total Value	282,999	145.88	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	176223	168		168	23.69		3,980
PATC	Patio - Covered	176224	20x6		120	18.69		2,243

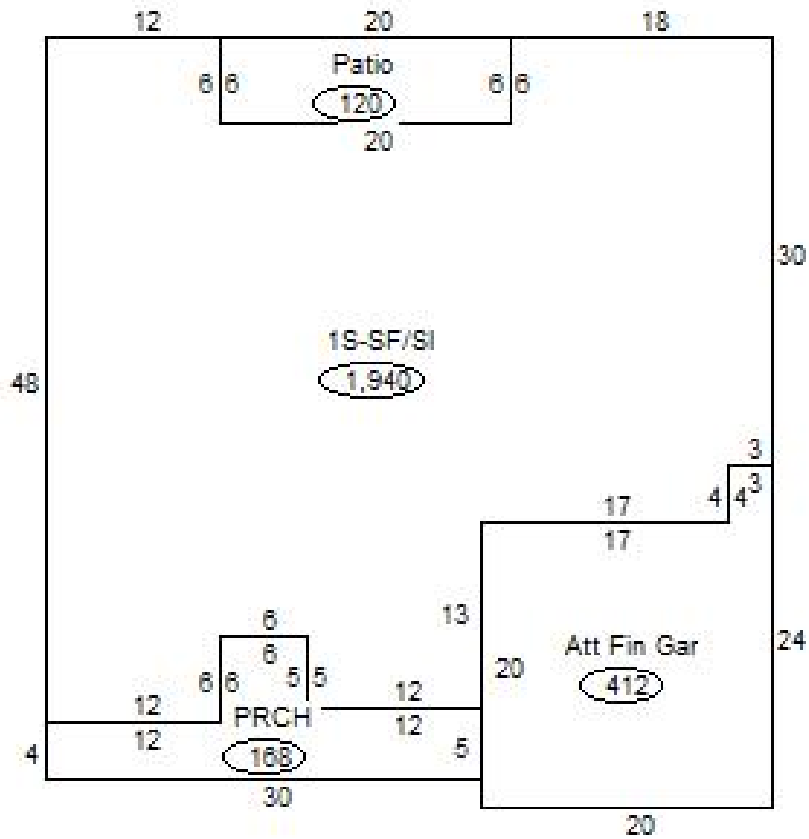


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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	1,940	1.000	1,940
2	G	5		20	Att Fin Gar	412	1.000	412
3	M	PRCH		20	PRCH	168	1.000	168
4	M	PATC		20	Patio	120	1.000	120
Total Building Area						1,940		1,940