



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 11:29:02  
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Assessment Data					Primary Image																																											
<b>Account</b> 660109495 <b>Parcel ID</b> 000662-0016-020-0-000-00 <b>Cadastral ID</b> 20-21-16-14490 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 347421 IWANKOWSKI, ANDRES SEBASTIAN & VANESA MARIANA GUEVARA  1102 W FARGO RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 01102 W FARGO RD <b>Subdivision</b> RED PLAINS PHASE III <b>Lot/Block</b> 0020 / 0016 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 20 / 21 / 16 / 5 <b>Neighborhood</b> 1166 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS					<p>660109495_001.JPG 6/23/2025</p>																																											
<b>Legal Description</b> Lot/Long: 36.16143311 -95.54847499																																																
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Lot Data	Square-Foot - NBHD 1166 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.1355	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Square-Foot	
Base Lot Value	5,902.00 x 6.00 = 35,412	
Factor Value		
Adjustments	1.1296	
Lot Value	40,001	

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	1,205 / 1,205
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,205
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 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	105.01	Total Misc Impr	+ 1,526	Roofing Adj	+ 4.75	Garage Cost	+ 14,664
Subfloor Adj	+ -1.21	Total RCN	= 171,249	Heat/Cool Adj	+ 11.47	Depreciation ( 1%)	- 1,712
Plumbing Adj	+ 8.66	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 169,537
Adj Base Cost	= 128.68	Lot Value	+ 40,001	Total Area	x 1,205	Indicated Value	= 209,538
		Value Per SqFt	173.89	Adjusted Cost	= 155,059		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	169,537		
Lot Value	40,001		
Indicated Value	209,538	173.89	Per SqFt
Agland Value			
Site Improvements			
Total Value	209,538	173.89	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	172578	4x3		12	24.23		291
PATC	Patio - Covered	172579	13x5		65	19.00		1,235



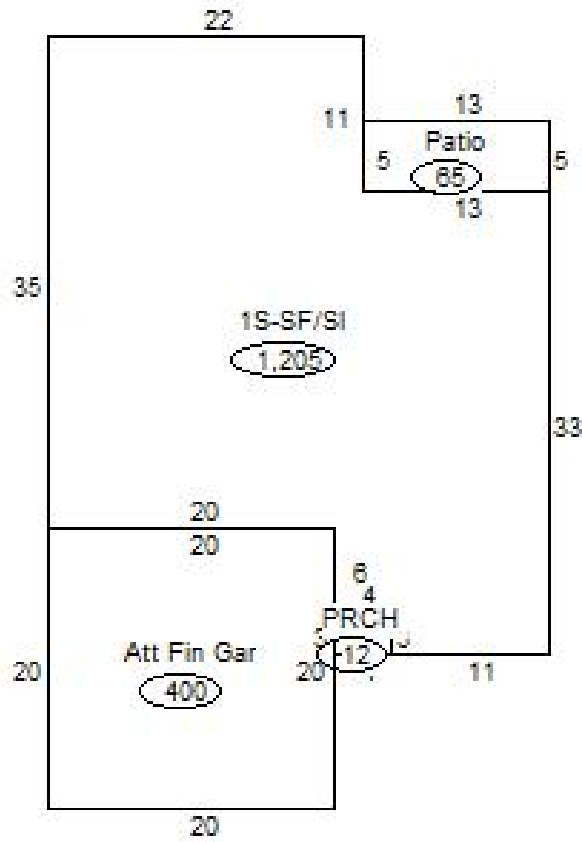
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Sketch Image

660109495



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,205	1.000	1,205
2	G	5		20	Att Fin Gar	400	1.000	400
3	M	PRCH		20	PRCH	12	1.000	12
4	M	PATC		20	Patio	65	1.000	65
<b>Total Building Area</b>						1,205		1,205