



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 09:20:57  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660000557 <b>Parcel ID</b> 21N15E-01-4-00000-000-0000 <b>Cadastral ID</b> 01-21-15-00500 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 4 <b>Tax Area</b> 8 - CLAREMORE/ NW FIRE <b>Name ID</b> 267300 WARREN, GARY L & PATRICIA A  TRUST 9543 E 480 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 09543 E 480 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 78.75 - Acres <b>Sec/Twn/Rng</b> 1 / 21 / 15 / 4 <b>Neighborhood</b> 6080 - UNPLATTED <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.32542048 -95.65746262																																																																																																																									
<b>Legal Description</b> W/2 SE/4 LESS TR COMM AT SE/C THEREOF; TH N00-0141E 343'; TH N89-4941W 184' TO POB; TH N00-0141E 230.71'; TH N89-4941W 263 88'; TH S13-2445E 237.35'; TH S89-4941E 208.71' TO POB.					<b>Building Permits</b> <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>R18</td> <td>R18-HOUSE GONE</td> <td>05/2017</td> <td>05/2017</td> <td></td> </tr> <tr> <td>R17</td> <td>R17-POSS NEW SFR</td> <td>07/2016</td> <td>01/2017</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R18	R18-HOUSE GONE	05/2017	05/2017		R17	R17-POSS NEW SFR	07/2016	01/2017																																																																																																		
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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	5% Frame, Siding, Wood 95% Veneer, Masonry
Base/Total Area	2,093 / 2,093
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,093
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	648 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2016 / 8

\\tsclient\C\Users\Randy Necessary\Pictures\101\_0318\IMG\_0005. 3/18/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	105.96	Total Misc Impr	+ 19,690				
Roofing Adj	+ 4.65	Garage Cost	+ 19,602				
Subfloor Adj	+ -2.19	Total RCN	= 308,180				
Heat/Cool Adj	+ 12.64	Depreciation ( 8%)	- 24,654				
Plumbing Adj	+ 7.41	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 283,526				
Adj Base Cost	= 128.47	Lot Value	+ 283,526				
Total Area	x 2,093	Indicated Value	= 283,526				
Adjusted Cost	= 268,888	Value Per SqFt	135.46				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	283,526		
Lot Value			
Indicated Value	283,526	135.46	Per SqFt
Agland Value	11,534		
Site Improvements	77,850		
Total Value	372,910	178.17	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	130855		406	406	25.66		10,418
PRCH	SLAB PORCH - COVERED	130857		23x6	138	26.50		3,657





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	20x50x0			1,000
	Qual 2	Cond 3	Year 2014	Eff Age	9	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (29.97 x 1,000)		29,970		29,970	29,970
	UTIL	SHOP BUILDING	0x0x0			1,200
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (30.25 x 1,200)		36,300		36,300	34,485
	BARN	BARN	0x0x0			1,920
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (9.23 x 1,920)		17,722		17,722	5,317
	BARN	BARN	30x30x0			900
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (40% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (10.48 x 900)		9,432		9,432	5,659
	LT	LEAN-TO	0x0x0			960
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (60% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (2.92 x 960)		2,803		2,803	1,121
	LT	LEAN-TO	0x0x0			352
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (30% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (2.92 x 352)		1,028		1,028	720
	LT	LEAN-TO	0x0x0			330
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (40% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (2.92 x 330)		964		964	578



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### Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
GP	GRAVEL PITS	TMBR	10			.383	18	18	7	7
RVC	RIVERTON GRAVELLY LOAM 3-	TMBR	61			3.946	110	110	433	433
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			13.295	85	85	1,125	1,125
<b>TMBR Totals</b>						17.624			1,565	1,565
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			9.196	122	122	1,126	1,126
SUB	SUMMIT SILTY CLAY LOAM 1-	NTV PST	78			6.026	187	187	1,128	1,128
SUC	SUMMIT SILTY CLAY LOAM 3-	NTV PST	67			39.859	161	161	6,409	6,409
VE	VERDIGRIS CLAY LOAM	NTV PST	90			6.045	216	216	1,306	1,306
<b>NTV PST Totals</b>						61.126			9,969	9,969
<b>Total Agland</b>						78.750			11,534	11,534