




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 660000570 Parcel ID 21N15E-01-3-00000-000-0000 Cadastral ID 01-21-15-01700 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 8 - CLAREMORE/ NW FIRE Name ID 261691 JOHNSON, ROBERT WILLIAM & DEBRA LYNNE PO BOX 493 CLAREMORE OK 74018-0000 Parcel Location Situs 04504 BLUE STARR DR Subdivision Lot/Block / Parcel Size 2.69 - Acres Sec/Twn/Rng 1 / 21 / 15 / 3 Neighborhood 6080 - UNPLATTED School District S001 - CLAREMORE SCHOOLS					 <p>C:\Users\RLN\Pictures\2018-05-10 05-10-18\05-10-18 012.JPG 5/11/2018</p>																																																																																																																				
Legal Description Lat/Long: 36.32499407 -95.66029598 N 340' E 345' E2 SE SW																																																																																																																									
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Lot Data		Square-Foot - NBHD 6080 #1	
Lot Size			
Lot Count			
Units Buildable	2.69		
Non-Ag Acres	2.6812		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	116,793.00 x .73 = 85,132		
Factor Value			
Adjustments	1.0000		
Lot Value	85,132		



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Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Frame, Siding, Wood 20% Veneer, Stone
Base/Total Area	2,044 / 3,384
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	10 /
Bed/F/H Bath	5 / 2.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1960 / 66

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	300,477	88.79	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	91.13	Total Misc Impr	+ 11,927				
Roofing Adj	+ 3.23	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	= 396,451				
Heat/Cool Adj	+ 14.47	Depreciation (67%)	- 265,622				
Plumbing Adj	+ 4.80	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 130,829				
Adj Base Cost	= 113.63	Lot Value	+ 85,132				
Total Area	x 3,384	Indicated Value	= 215,961				
Adjusted Cost	= 384,524	Value Per SqFt	63.82				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	130,829		
Lot Value	85,132		
Indicated Value	215,961	63.82	Per SqFt
Agland Value			
Site Improvements	393		
Total Value	216,354	63.93	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	1720	16x5		80	29.27		2,342
PATO	SLAB PORCH - OPEN	1721	480		480	9.69		4,651
EPSW	ENCLOSED PORCH - SOLID WALL	1723	8x8		64	77.10		4,934



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			240
	Qual	2	Cond 3	Year	Eff Age	
Valuation Summary		Modifier Total		RCN	Depr (65% Phys/ % Func)	RCNLD
Base Cost (4.68 x 240)		1,123		1,123	730	393