



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660000573 Parcel ID 21N15E-01-3-00000-000-0000 Cadastral ID 01-21-15-01900 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 8 - CLAREMORE/ NW FIRE Name ID 304681 HASSELL, LEIA S & DERICK P 9305 E 480 RD CLAREMORE OK 74017-0000																																																																																																																									
Parcel Location Situs 09305 E 480 RD Subdivision Lot/Block / Parcel Size 7.63 - Acres Sec/Twn/Rng 1 / 21 / 15 / 3 Neighborhood 6080 - UNPLATTED School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.32320022 -95.66343090 W 417.5', S 900' W2 SE SW LESS S 208.71', W 208.71'					Building Permits <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>R2011 0510</td> <td>R12-NEW 1110 SQ FT ADDITION</td> <td>05/2011</td> <td>12/2011</td> <td>55,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2011 0510	R12-NEW 1110 SQ FT ADDITION	05/2011	12/2011	55,000																																																																																																						
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Lot Data		Square-Foot - NBHD 6080 #1	
Lot Size			
Lot Count			
Units Buildable	7.63		
Non-Ag Acres	7.6268		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	332,225.00 x .45 = 149,762		
Factor Value			
Adjustments	1.0000		
Lot Value	149,762		



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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	100% Frame, Siding, Vinyl
Base/Total Area	2,080 / 2,080
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,080
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	320 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1972 / 33

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	181,669	87.34	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	91.05	Total Misc Impr	+	2,206	
Roofing Adj	+ 4.22	Garage Cost	+	10,000	
Subfloor Adj	+ -1.09	Total RCN	=	249,659	
Heat/Cool Adj	+ 11.47	Depreciation (43%)	-	107,353	
Plumbing Adj	+ 8.51	Lump Sums	+	3,109	
Basement Adj	+ 0.00	RCNLD	=	145,415	
Adj Base Cost	= 114.16	Lot Value	+	149,762	
Total Area	x 2,080	Indicated Value	=	295,177	
Adjusted Cost	= 237,453	Value Per SqFt		141.91	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	145,415		
Lot Value	149,762		
Indicated Value	295,177	141.91	Per SqFt
Agland Value			
Site Improvements	6,032		
Total Value	301,209	144.81	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	1725	92		92	23.98		2,206
WODO	Wood Deck - Open	153508	128		128	24.29		3,109



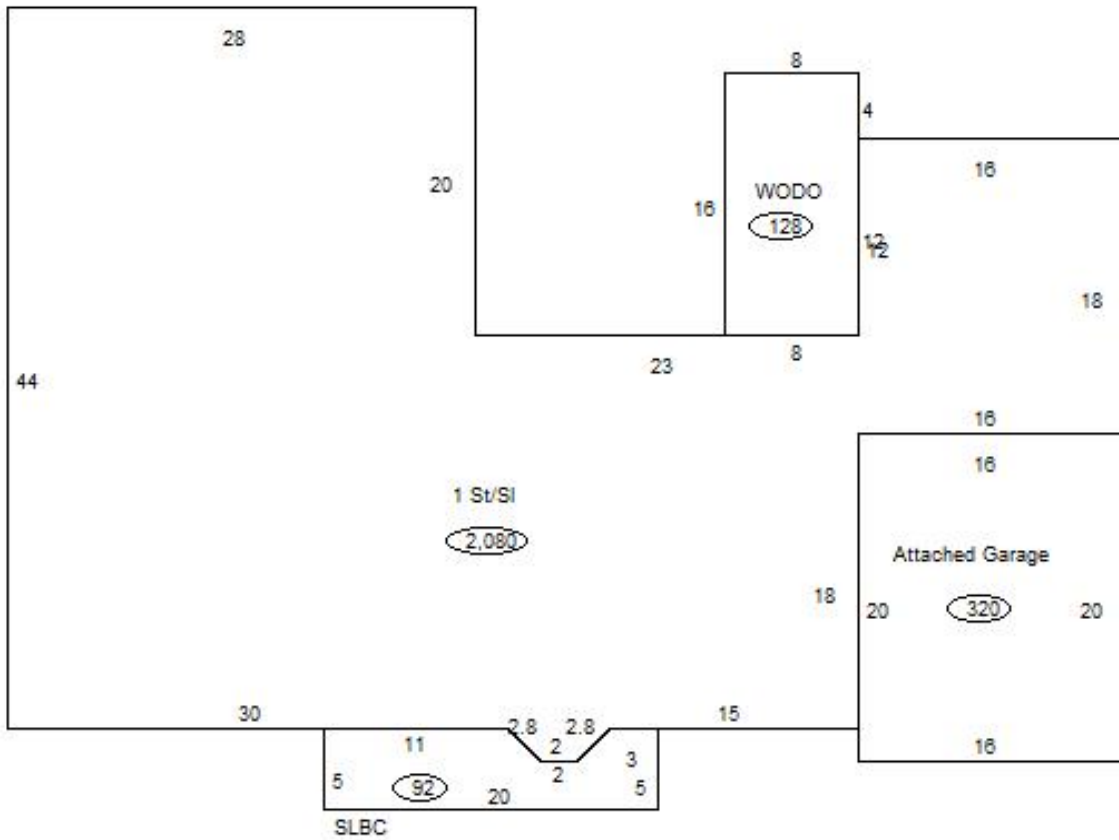
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,080	1.000	2,080
2	M	PRCH		13	SLBC	92	1.000	92
3	G	1		13	Attached Garage	320	1.000	320
4	M	WODO		13	WODO	128	1.000	128
Total Building Area						2,080		2,080



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	24x34x0			816
	Qual	3	Cond 3	Year	Eff Age	
Valuation Summary		Modifier Total		RCN	Depr (40% Phys/ % Func)	RCNLD
Base Cost (12.32 x 816)		10,053		10,053	4,021	6,032