



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 12:32:34  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660000606 <b>Parcel ID</b> 000000-00-0-00414-001-0005 <b>Cadastral ID</b> 01-21-16-00140 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 1 <b>Tax Area</b> 93 - JUSTUS/TRI-DISTRICT FIRE <b>Name ID</b> 324963 WHITETAIL LLC  13947 E CRESTVIEW DR CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 15055 E 480 RD <b>Subdivision</b> KINGS RIDGE ESTATE <b>Lot/Block</b> 0005 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 1 / 21 / 16 / 5 <b>Neighborhood</b> 1109 - R-V03-SW VERDIGRIS <b>School District</b> S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.32224854 -95.56054036																																																																																																																									
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Lot Data	Square-Foot - NBHD 1109 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> 1 <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 2.1575 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> 0  <b>Method</b> Square-Foot <b>Base Lot Value</b> 93,980.00 x .97 = 90,724 <b>Factor Value</b> <b>Adjustments</b> 0.8000 <b>Lot Value</b> 72,579		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	50% Veneer, Stone 50% Frame, Siding, Wood
<b>Base/Total Area</b>	1,446 / 1,446
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,446
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	594 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1977 / 37

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GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	183,460	126.87	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	2		
<b>Indicated Value</b>	249,980		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	109.13	<b>Total Misc Impr</b>	+ 7,485				
<b>Roofing Adj</b>	+ 4.83	<b>Garage Cost</b>	+ 18,194				
<b>Subfloor Adj</b>	+ -2.36	<b>Total RCN</b>	= 220,846				
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 44%)</b>	- 97,172				
<b>Plumbing Adj</b>	+ 10.73	<b>Lump Sums</b>	+ 2,781				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 126,455				
<b>Adj Base Cost</b>	= 134.97	<b>Lot Value</b>	+ 72,579				
<b>Total Area</b>	x 1,446	<b>Indicated Value</b>	= 199,034				
<b>Adjusted Cost</b>	= 195,167	<b>Value Per SqFt</b>	137.64				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	126,455		
<b>Lot Value</b>	72,579		
<b>Indicated Value</b>	199,034	137.64	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	199,034	137.64	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
WODC	WOOD DECK - COVERED	1846	14x12		168	41.39	60%	2,781
PRCH	SLAB PORCH - COVERED	1847	14x5		70	26.71		1,870



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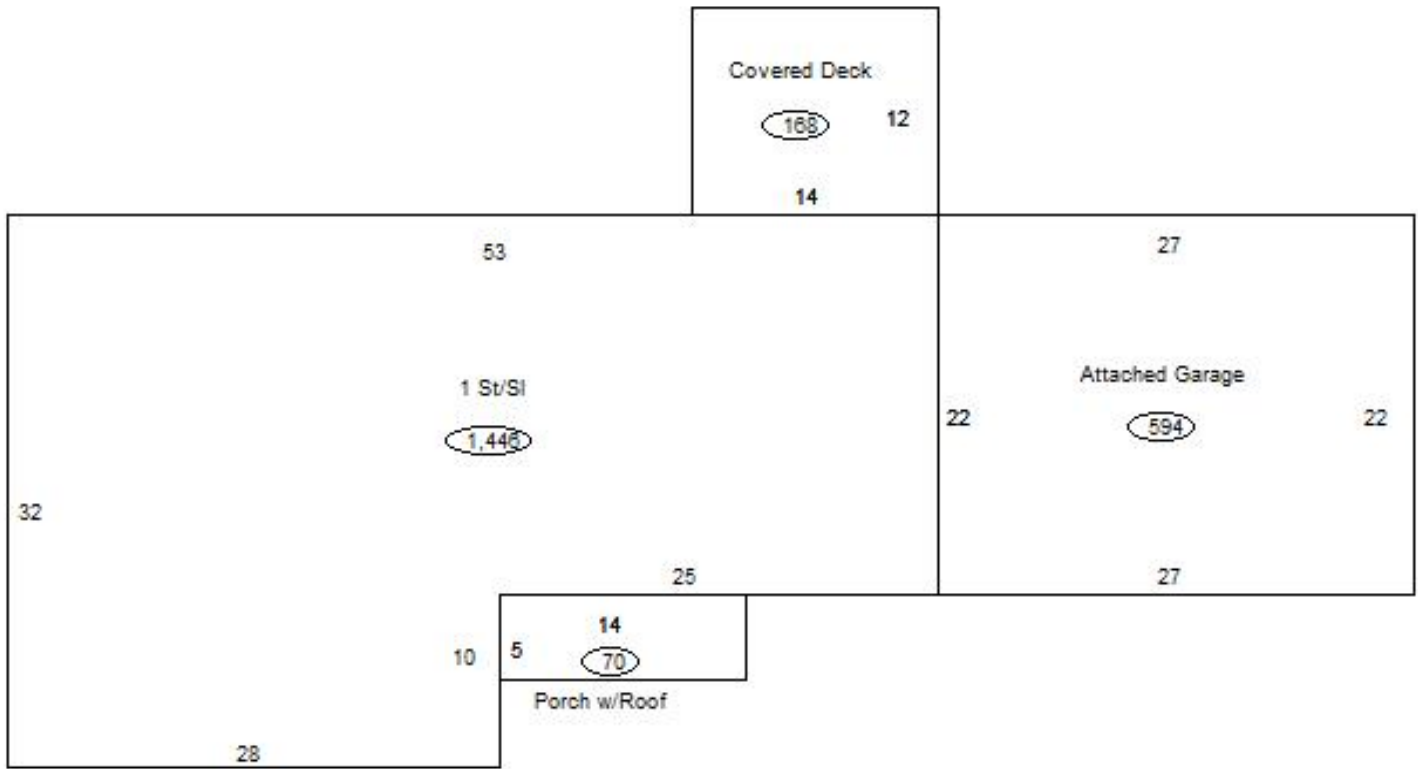
Date 04/17/2026

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### Sketch Image

660000606



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,446	1.000	1,446
2	G	1		13	Attached Garage	594	1.000	594
3	M	WODC		13	WODC	168	1.000	168
4	M	PRCH		13	SLBC	70	1.000	70
<b>Total Building Area</b>						1,446		1,446