



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 03:14:58  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660000607 <b>Parcel ID</b> 000000-00-0-00414-001-0006 <b>Cadastral ID</b> 01-21-16-00150 <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> 345730 SHORES, TOD & DEBORAH  15083 E 480 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 15083 E 480 RD <b>Subdivision</b> KINGS RIDGE ESTATE <b>Lot/Block</b> 0006 / 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: 36.32225230 -95.55947261																																																																																																																									
<b>Legal Description</b> LOT 6 BLOCK 1 KINGS RIDGE ESTATES					<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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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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> 2.1356 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> 0  <b>Method</b> Square-Foot <b>Base Lot Value</b> 93,029.00 x .97 = 90,676 <b>Factor Value</b> <b>Adjustments</b> 2.2070 <b>Lot Value</b> 200,122		<p style="text-align: right; color: orange;">02/21/2023</p> <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-2-21\IMG_007 2/22/2023</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3.5 - Average
<b>Quality</b>	3.5 - Average
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	2,076 / 2,076
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	4 Metal, Preformed
<b>Area on Slab</b>	2,076
<b>Fixture/RghIn</b>	10 /
<b>Bed/F/H Bath</b>	3 / 2.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	504 Attached Garage - Unfinished
<b>Remodel</b>	STANDARD -
<b>Year/Eff Age</b>	1972 / 29



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>	256,630	123.62	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>	346,700 Per SqFt

Cost Approach				Manual : 01/2025	
<b>Base Cost</b>	111.82	<b>Total Misc Impr</b>	+	23,965	
<b>Roofing Adj</b>	+ 6.26	<b>Garage Cost</b>	+	20,024	
<b>Subfloor Adj</b>	+ -3.40	<b>Total RCN</b>	=	328,318	
<b>Heat/Cool Adj</b>	+ 14.47	<b>Depreciation ( 36%)</b>	-	118,194	
<b>Plumbing Adj</b>	+ 7.81	<b>Lump Sums</b>	+	0	
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	210,124	
<b>Adj Base Cost</b>	= 136.96	<b>Lot Value</b>	+	200,122	
<b>Total Area</b>	x 2,076	<b>Indicated Value</b>	=	410,246	
<b>Adjusted Cost</b>	= 284,329	<b>Value Per SqFt</b>		197.61	

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	210,124		
<b>Lot Value</b>	200,122		
<b>Indicated Value</b>	410,246	197.61	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	13,853		
<b>Total Value</b>	424,099	204.29	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	6,429.63		6,430
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PATO	SLAB PORCH - OPEN	1850	321		321	9.93		3,188
PATO	SLAB PORCH - OPEN	1851	26x14		364	9.80		3,567
PRCH	SLAB PORCH - COVERED	1852	150		150	29.00		4,350





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			864
	Qual	2	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b> Base Cost (16.00 x 864) 13,824		<b>Modifier Total</b> RCN 13,824	<b>Depr (45% Phys/ % Func)</b> 6,221	<b>RCNLD</b> 7,603	
	SV	SWIM VINYL				1
	Qual	3	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b> Base Cost (25,000.00 x 1) 25,000		<b>Modifier Total</b> RCN 25,000	<b>Depr (75% Phys/ % Func)</b> 18,750	<b>RCNLD</b> 6,250	
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	<b>Valuation Summary</b> Base Cost (4.68 x )		<b>Modifier Total</b> RCN	<b>Depr (0% Phys/ % Func)</b> RCNLD		