



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 660001486 Parcel ID 21N15E-02-3-00000-000-0000 Cadastral ID 02-21-15-00700 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 8 - CLAREMORE/ NW FIRE Name ID 313245 FROMAN, LINDA LEE TRUSTEE 20072 S 4112 RD CLAREMORE OK 74019-0000 Parcel Location Situs 08065 E 480 RD Subdivision Lot/Block / Parcel Size 80 - Acres Sec/Twn/Rng 2 / 21 / 15 / 3 Neighborhood 6080 - UNPLATTED School District S001 - CLAREMORE SCHOOLS																																																																																																																	
Legal Description Lat/Long: 36.32551253 -95.68431998																																																																																																																	
W2 SW					Building Permits																																																																																																												
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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		<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0324\IMG_0002. 3/25/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,904 / 1,904
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	600 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1938 / 66

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	98.04	Total Misc Impr	+ 11,081	Garage Cost	+ 18,330	Total RCN	= 260,480
Roofing Adj	+ 4.64	Depreciation (67%)	- 174,522	Lump Sums	+ 0	RCNLD	= 85,958
Subfloor Adj	+ 0.00	Lot Value	+ 85,958	Indicated Value	= 85,958	Value Per SqFt	45.15
Heat/Cool Adj	+ 12.64						
Plumbing Adj	+ 6.04						
Basement Adj	+ 0.00						
Adj Base Cost	= 121.36						
Total Area	x 1,904						
Adjusted Cost	= 231,069						

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	85,958		
Lot Value			
Indicated Value	85,958	45.15	Per SqFt
Agland Value	8,320		
Site Improvements	988		
Total Value	95,266	50.03	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	4135	26x8		208	26.28		5,466



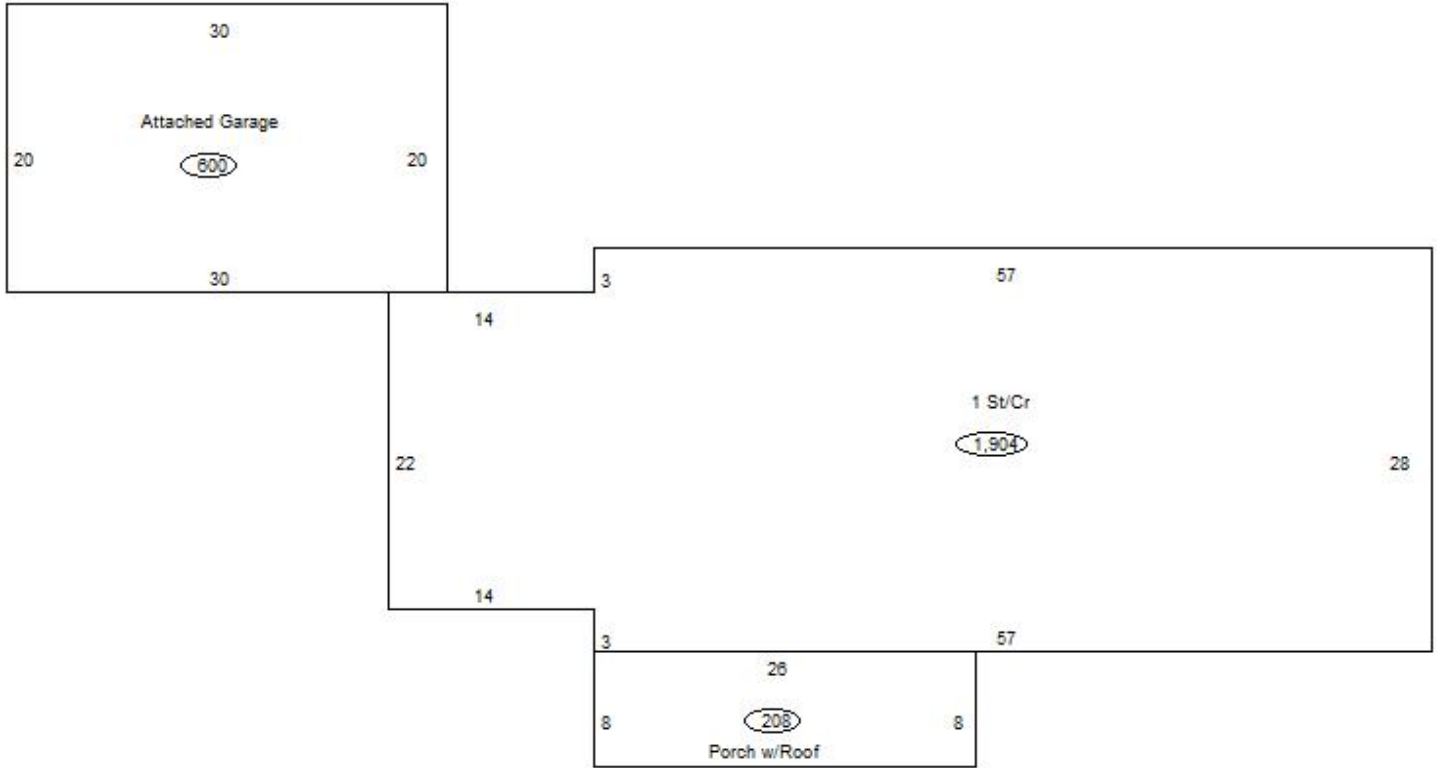
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Sketch Image

660001486



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,904	1.000	1,904
2	G	1		13	Attached Garage	600	1.000	600
3	M	PRCH		13	SLBC	208	1.000	208
Total Building Area						1,904		1,904



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF Qual 2	STG FAIR Cond 3	16x22x0 Year		Eff Age	352
Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)		RCNLD
Base Cost (4.68 x 352)		1,647		1,647 659		988
	BARN Qual 1	BARN Cond 1	0x0x0 Year		Eff Age 2836	
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)		RCNLD
Base Cost (8.51 x)						
	LF Qual 2	LOAFING SHED Cond 1	16x32x0 Year		Eff Age	512
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)		RCNLD
Base Cost (4.26 x 512)		2,181		2,181 2,181		



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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
RS	ROUGH STONY LAND	TMBR	20			14.462	36	36	521	521
SUC	SUMMIT SILTY CLAY LOAM 3-	TMBR	67			6.508	121	121	785	785
VE	VERDIGRIS CLAY LOAM	TMBR	90			3.078	162	162	499	499
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			16.046	85	85	1,357	1,357
TMBR Totals						40.095			3,162	3,162
CMB	CLAREMORE SILT LOAM 0-3%	NTV PST	45			1.430	108	108	154	154
SO	SOGN SOILS	NTV PST	15			9.842	36	36	354	354
NTV PST Totals						11.272			508	508
OS	OSAGE CLAY	IMP PST	58			28.634	162	162	4,650	4,650
IMP PST Totals						28.634			4,650	4,650
Total Agland						80.000			8,320	8,320