



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 03:17:08
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660001542 Parcel ID 21N16E-02-3-00000-000-0000 Cadastral ID 02-21-16-02400 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 299882 BABB, KRISTI SUE TRUSTEE 14303 E 480 RD CLAREMORE OK 74017-0904 Parcel Location Situs 14303 E 480 RD Subdivision Lot/Block / Parcel Size 5.76 - Acres Sec/Twn/Rng 2 / 21 / 16 / 3 Neighborhood 2116 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS					<p>03/27/2023</p> <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-3-27\IMG_004' 3/28/2023</p>																																																																																																																				
Legal Description Lat/Long: 36.32270861 -95.57338487 E 380' W 512' OF SW SE SW LESS CO RD																																																																																																																									
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Date 04/17/2026
 Time 03:17:09
 Page 2

Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	5.7687		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	251,287.00 x .36 = 90,333		
Factor Value			
Adjustments	1.0000		
Lot Value	90,333		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-3-27\IMG_004 3/28/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,614 / 1,614
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	
Remodel	
Year/Eff Age	1961 / 49

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	99,555 61.68 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	89.09	Total Misc Impr	+ 12,194
Roofing Adj	+ 4.00	Garage Cost	+ 0
Subfloor Adj	+ 2.31	Total RCN	= 192,155
Heat/Cool Adj	+ 10.30	Depreciation (58%)	- 111,450
Plumbing Adj	+ 5.80	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 80,705
Adj Base Cost	= 111.50	Lot Value	+ 90,333
Total Area	x 1,614	Indicated Value	= 171,038
Adjusted Cost	= 179,961	Value Per SqFt	105.97

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	80,705
Lot Value	90,333
Indicated Value	171,038 105.97 Per SqFt
Agland Value	
Site Improvements	10,099
Total Value	181,137 112.23 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	4262	24x7		168	20.77		3,489
PRCH	SLAB PORCH - COVERED	4263	36x12		432	20.15		8,705



Rogers

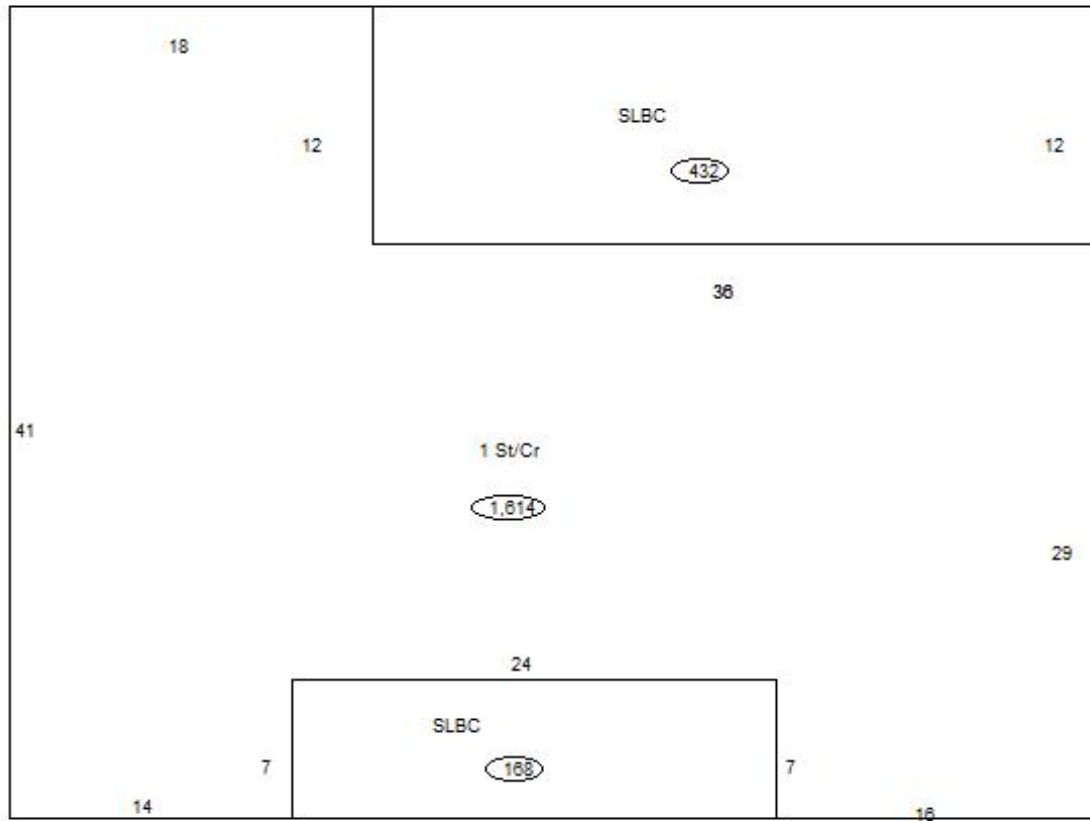
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Date 04/17/2026
 Time 03:17:09
 Page 3

Sketch Image

660001542



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,614	1.000	1,614
2	M	PRCH		10	SLBC	168	1.000	168
3	M	PRCH		10	SLBC	432	1.000	432
Total Building Area						1,614		1,614



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 Time 03:17:09
 Page 4

660001542

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			400
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (40% Phys/ % Func)
Base Cost (31.28 x 400)		12,512		12,512	5,005	7,507
	BARN	BARN	0x0x0			220
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (65% Phys/ % Func)
Base Cost (10.48 x 220)		2,306		2,306	1,499	807
	CPDT	CARPORT - DETACHED	0x0x0			484
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (60% Phys/ % Func)
Base Cost (9.22 x 484)		4,462		4,462	2,677	1,785