



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 03:17:10
 Page 1

Assessment Data					Primary Image																																																																																																											
Account 660001544 Parcel ID 21N16E-02-3-00000-000-0000 Cadastral ID 02-21-16-02600 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 341397 PATRICK, MICHAEL R & VICTORIA A 14415 E 480 RD CLAREMORE OK 74019-0000 Parcel Location Situs 14365 E 480 RD Subdivision Lot/Block / Parcel Size .52 - Acres Sec/Twn/Rng 2 / 21 / 16 / 3 Neighborhood 2116 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																																
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Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.4432 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 19,306.00 x .88 = 16,989 Factor Value Adjustments 0.5886 Lot Value 10,000		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	15% Veneer, Masonry 85% Frame, Siding, Vinyl
Base/Total Area	1,288 / 1,288
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1957 / 52

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	70,310 54.59 Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	90.26	Total Misc Impr	+ 4,165				
Roofing Adj	+ 4.02	Garage Cost	+ 0				
Subfloor Adj	+ 2.31	Total RCN	= 146,850				
Heat/Cool Adj	+ 10.30	Depreciation (60%)	- 88,110				
Plumbing Adj	+ 3.89	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 58,740				
Adj Base Cost	= 110.78	Lot Value	+ 10,000				
Total Area	x 1,288	Indicated Value	= 68,740				
Adjusted Cost	= 142,685	Value Per SqFt	53.37				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	58,740		
Lot Value	10,000		
Indicated Value	68,740	53.37	Per SqFt
Agland Value			
Site Improvements			
Total Value	68,740	53.37	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	4272	8x5		40	21.17	847
EPKS	Enclosed Porch - Kneewall Screen	159177	12x12		144	23.04	3,318



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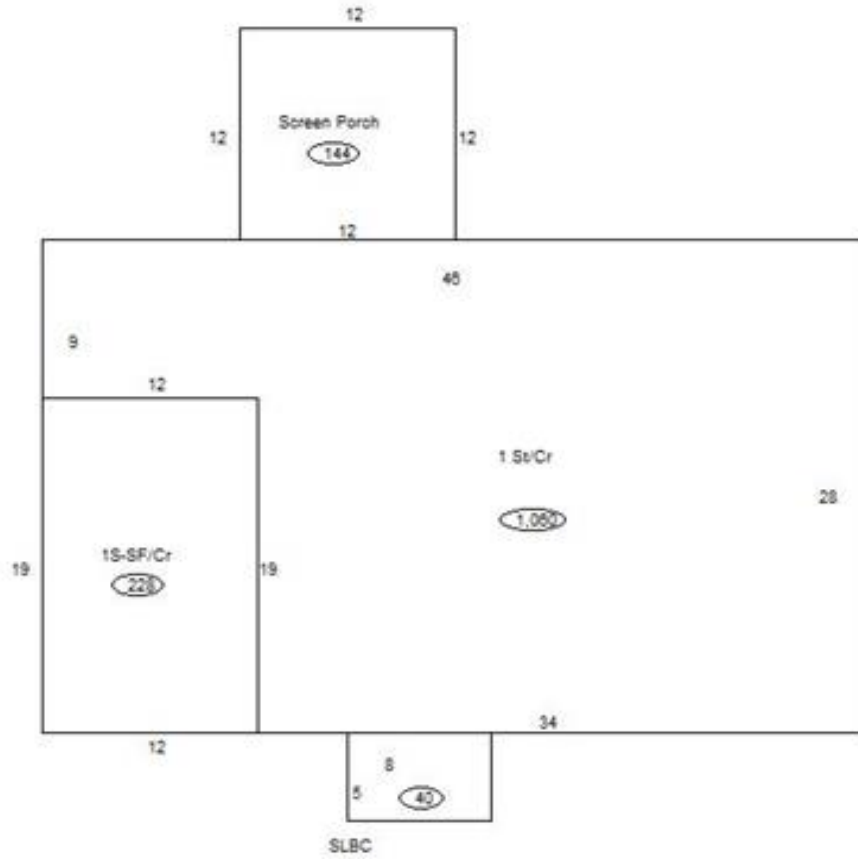
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Sketch Image

660001544



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,060	1.000	1,060
2	M	PRCH		10	SLBC	40	1.000	40
3	R	1	Crawl	10	1S-SF/Cr	228	1.000	228
4	M	EPKS		10	Screen Porch	144	1.000	144
Total Building Area						1,288		1,288