



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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 Time 08:20:18
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Assessment Data					Primary Image																																																																																																																				
Account 660001576 Parcel ID 21N16E-02-3-00000-000-0000 Cadastral ID 02-21-16-05400 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 292519 WHEAT, LINDA S 14451 E 480 RD CLAREMORE OK 74017-0982 Parcel Location Situs 14451 E 480 RD Subdivision Lot/Block / Parcel Size .92 - Acres Sec/Twn/Rng 2 / 21 / 16 / 3 Neighborhood 2116 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.32313461 -95.57071073																																																																																																																									
TR IN SE SE SW, BEG: 148' W OF SE/C SW; N 660' W 100' S 335' E 80' S 325'; E TO POB					Building Permits <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 2116 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.8495	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	37,005.00 x .88 = 32,564	
Factor Value		
Adjustments	1.0000	
Lot Value	32,564	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	2,208 / 2,208
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,208
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1966 / 45

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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	137,463	62.26	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	92.31	Total Misc Impr	+	16,737			
Roofing Adj	+ 3.56	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	260,544			
Heat/Cool Adj	+ 10.30	Depreciation (55%)	-	143,299			
Plumbing Adj	+ 4.25	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	117,245			
Adj Base Cost	= 110.42	Lot Value	+	32,564			
Total Area	x 2,208	Indicated Value	=	149,809			
Adjusted Cost	= 243,807	Value Per SqFt		67.85			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	117,245		
Lot Value	32,564		
Indicated Value	149,809	67.85	Per SqFt
Agland Value			
Site Improvements	14,781		
Total Value	164,590	74.54	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	4,576.55		4,577
PATO	SLAB PORCH - OPEN	4360	32x16		512	7.67		3,927
PRCH	SLAB PORCH - COVERED	4361	68x6		408	20.18		8,233



Rogers

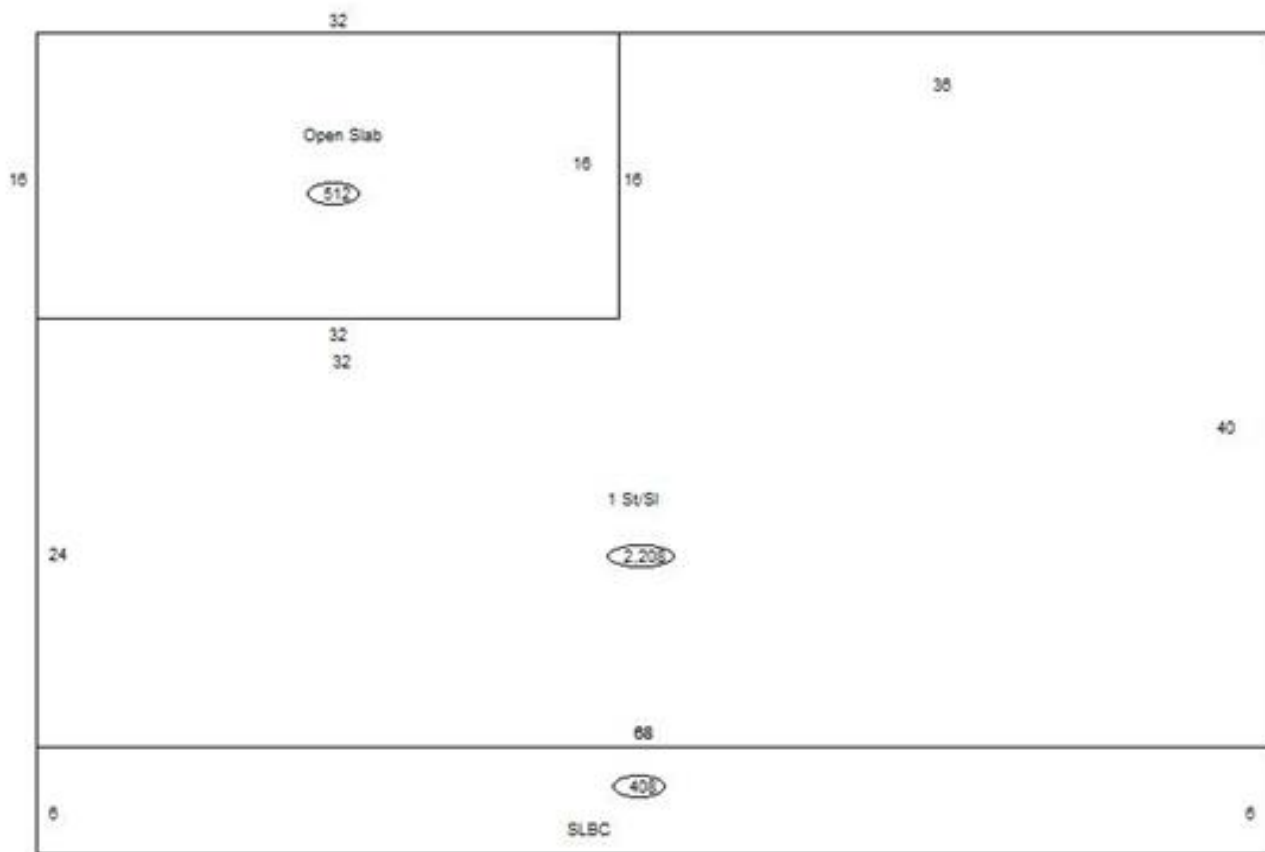
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,208	1.000	2,208
2	M	PATO		10	Open Slab	512	1.000	512
3	M	PRCH		10	SLBC	408	1.000	408
Total Building Area						2,208		2,208



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF STG FAIR		0x0x0			300
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (35% Phys/ % Func)
	Base Cost (4.68 x 300)	1,404		1,404	491	913
	STF STG FAIR		0x0x0			300
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (35% Phys/ % Func)
	Base Cost (4.68 x 300)	1,404		1,404	491	913
	DTGF DETACHED GARAGE FAIR		0x0x0			720
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (40% Phys/ % Func)
	Base Cost (16.00 x 720)	11,520		11,520	4,608	6,912
	CPDT CARPORT - DETACHED		30x30x0			900
	Qual 3	Cond 3	Year	Eff Age	1520	
	Valuation Summary		Modifier Total		RCN	Depr (35% Phys/ % Func)
	Base Cost (10.33 x 900)	9,297		9,297	3,254	6,043