



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 660002331 Parcel ID 21N16E-03-4-00000-000-0000 Cadastral ID 03-21-16-01300 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 255465 ROBSON, FRANK C & LUDMILA CO-TRUSTEES PO BOX 986 CLAREMORE OK 74018-0000 Parcel Location Situs 13471 E 480 RD Subdivision Lot/Block / Parcel Size 9.62 - Acres Sec/Twn/Rng 3 / 21 / 16 / 4 Neighborhood 2116 - UNPLATTED School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.32361051 -95.58738316 W2 W2 SW SE LESS RD																																																																																																																									
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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4.5 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	50% Veneer, Stone 50% Frame, Siding, Wood
Base/Total Area	3,956 / 4,236
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,956
Fixture/RghIn	14 /
Bed/F/H Bath	5 / 3.0 /
Basement Area	
Garage Type	764 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1974 / 31

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	102.14	Total Misc Impr	+ 27,016	Roofing Adj	+ 5.42	Garage Cost	+ 36,985
Subfloor Adj	+ -3.98	Total RCN	= 603,244	Heat/Cool Adj	+ 17.38	Depreciation (39%)	- 235,265
Plumbing Adj	+ 6.34	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 367,979
Adj Base Cost	= 127.30	Lot Value	+ 367,979	Total Area	x 4,236	Indicated Value	= 367,979
Adjusted Cost	= 539,243	Value Per SqFt	86.87				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	367,979		
Lot Value			
Indicated Value	367,979	86.87	Per SqFt
Agland Value	753		
Site Improvements	22,410		
Total Value	391,142	92.34	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		2	2	7,721.18		15,442
PRCH	SLAB PORCH - COVERED	6160	26x10		260	35.38		9,199
PRCH	SLAB PORCH - COVERED	6161	9x5		45	36.52		1,643
PRCH	SLAB PORCH - COVERED	6162	5x4		20	36.62		732

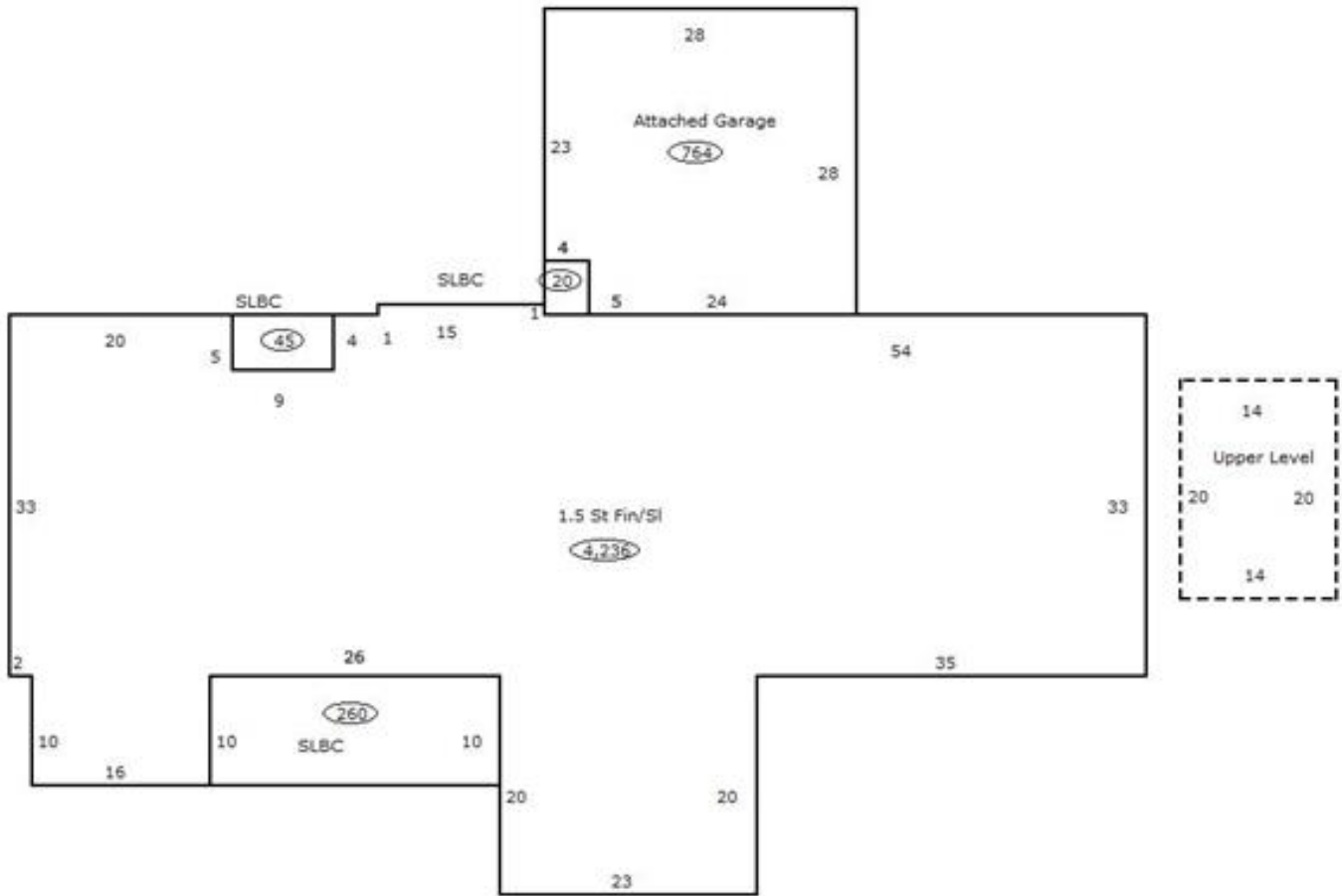


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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	3,956	1.071	4,236
2	M	PRCH		13	SLBC	260	1.000	260
3	M	PRCH		13	SLBC	45	1.000	45
4	M	PRCH		13	SLBC	20	1.000	20
5	U	^UL	Overhang	13	Upper Level	280	1.000	280
6	G	1		13	Attached Garage	764	1.000	764
Total Building Area						3,956		4,236



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	TNCT	TENNIS COURT	0x0x0			1
	Qual	3	Cond 3	Year	Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD
		Base Cost (49,800.00 x 1)	49,800	49,800	27,390	22,410



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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
BC	BATES-COLLINSVILLE COMPLE	TMBR	51			5.630	92	92	517	517
DBC	DENNIS-BATES COMPLEX 2-5%	TMBR	60			1.280	108	108	138	138
HC	HECTOR STONY SANDY LOAM	TMBR	20			2.710	36	36	98	98
TMBR Totals						9.620			753	753
Total Agland						9.620			753	753