




# 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	660003005				 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0329\IMG_0003. 3/29/2022</p>									
Parcel ID	21N15E-04-4-00000-000-0000													
Cadastral ID	04-21-15-01700													
Property Type	REAL - Real Property													
Property Class	RA	VI Area 4												
Tax Area	7 - OWASSO/LIMESTONE FIRE													
Name ID	115774													
BIRES, DENNIS E &														
MARIAN J														
6555 E 480 RD														
CLAREMORE OK 74019-0000														
Parcel Location														
Situs	06555 E 480 RD													
Subdivision														
Lot/Block	/	Parcel Size	20 - Acres											
Sec/Twn/Rng	4 / 21 / 15 / 4													
Neighborhood	6070 - UNPLATTED													
School District	S021 - OWASSO SCHOOLS													
Legal Description														
Lat/Long: 36.32378069 -95.71231352														
W2 SW SE														
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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
835/201			135,000	No										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax						
Remove Cap	0	Land Value	2,295	2,295	11%	252	Assessed	13,363	1,450.39					
Year Frozen	0	Improvements	131,862	119,194		13,111	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-97.00					
TIF Project ID	0	Total Value	134,157	121,489		13,363	Total Taxable	12,363	1,353.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660003005	BIRES, DENNIS E &	7	129,393	1000	11,974	1,310.00							
2024	2024-660003005	BIRES, DENNIS E &	7	124,752	1000	11,597	1,294.00							
2023	2023-660003005	BIRES, DENNIS E &	7	115,415	1000	11,229	1,227.00							
2022	2022-660003005	BIRES, DENNIS E &	7	110,674	1000	10,873	1,235.00							
2021	2021-660003005	BIRES, DENNIS E &	7	117,795	1000	10,526	1,183.00							
2020	2020-660003005	BIRES, DENNIS E &	7	118,012	1000	10,190	1,144.00							
2019	2019-660003005	BIRES, DENNIS E &	7	111,329	1000	9,864	1,109.00							
2018	2018-660003005	BIRES, DENNIS E &	7	120,317	1000	9,548	1,040.00							
2017	2017-660003005	BIRES, DENNIS E &	7	118,814	1000	9,241	1,015.00							
2016	2016-660003005	BIRES, DENNIS E &	7	115,440	1000	8,943	984.00							
2015	2015-660003005	BIRES, DENNIS E &	7	113,394	1000	8,653	959.00							
2014	2014-660003005	BIRES, DENNIS E &	7	118,681	1000	8,372	935.00							
2013	2013-660003005	BIRES, DENNIS E &	7	112,066	1000	8,099	889.00							



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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		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,152 / 1,536
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,152
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1986 / 30

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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	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	109,798		
Lot Value			
Indicated Value	109,798	71.48	Per SqFt
Agland Value	2,295		
Site Improvements	22,064		
Total Value	134,157	87.34	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	83.58	Total Misc Impr	+ 5,096				
Roofing Adj	+ 3.39	Garage Cost	+ 0				
Subfloor Adj	+ -0.89	Total RCN	= 169,018				
Heat/Cool Adj	+ 11.47	Depreciation ( 40%)	- 67,607				
Plumbing Adj	+ 9.17	Lump Sums	+ 8,387				
Basement Adj	+ 0.00	RCNLD	= 109,798				
Adj Base Cost	= 106.72	Lot Value	+ 0				
Total Area	x 1,536	Indicated Value	= 109,798				
Adjusted Cost	= 163,922	Value Per SqFt	71.48				

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
WODC	Wood Deck - Covered	7583	36x8		288	29.12		8,387



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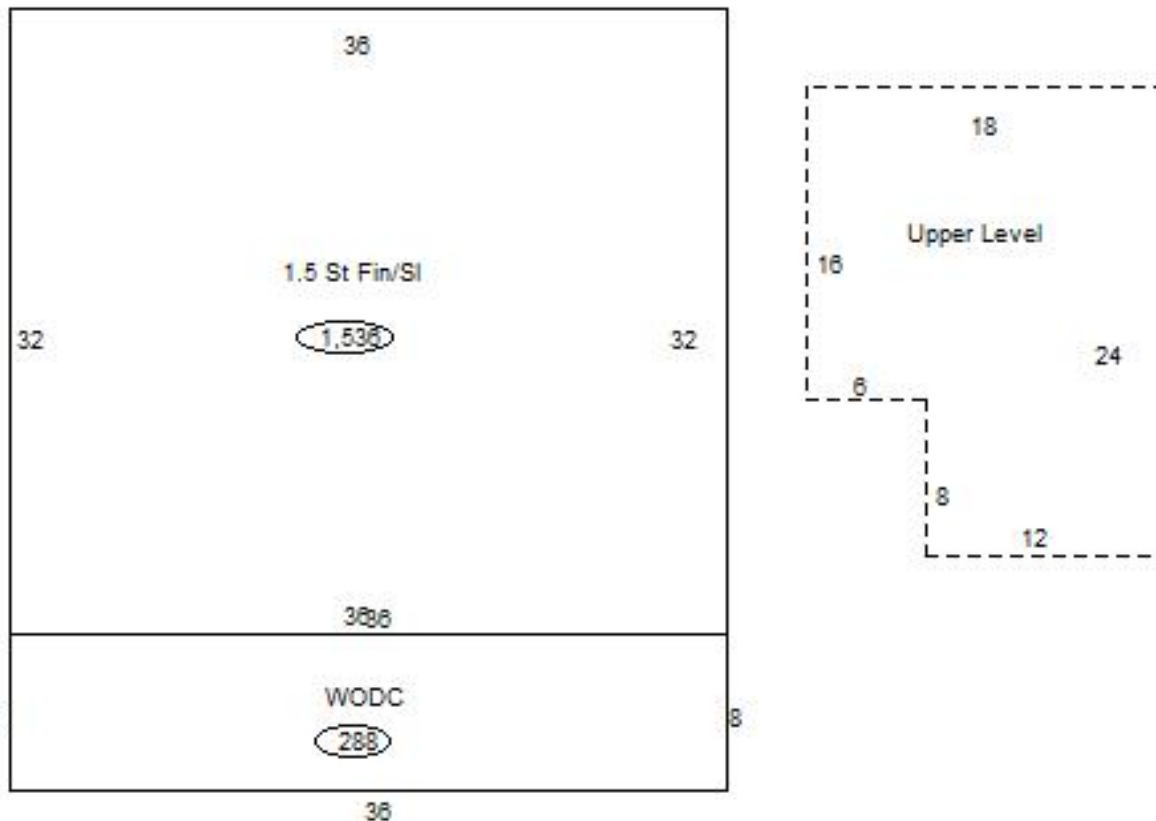
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Sketch Image

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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/Sl	1,152	1.333	1,536
2	U	^UL	Overhang	13	Upper Level	384	1.000	384
3	M	WODC		13	WODC	288	1.000	288
<b>Total Building Area</b>						1,152		1,536



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	20x20x0			400
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (30% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (8.72 x 400)	3,488		3,488	1,046	2,442
	GRDT	GARAGE - DETACHED	22x24x0			528
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (28.80 x 528)	15,206		15,206	3,802	11,404
	GRDT	GARAGE - DETACHED	14x24x0			336
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (32.61 x 336)	10,957		10,957	2,739	8,218



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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			5.500	36	36	198	198
<b>TMBR Totals</b>						5.500			198	198
RMB	RIVERTON LOAM 1-3% SLOPES	NTV PST	75			5.000	180	180	900	900
<b>NTV PST Totals</b>						5.000			900	900
CMB	CLAREMORE SILT LOAM 0-3%	IMP PST	45			9.500	126	126	1,197	1,197
<b>IMP PST Totals</b>						9.500			1,197	1,197
<b>Total Agland</b>						20.000			2,295	2,295