



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 08:19:16
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Assessment Data					Primary Image																																																																																																																				
Account 660003665 Parcel ID 21N15E-05-3-00000-000-0000 Cadastral ID 05-21-15-00700 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 349695 CADENCE INVESTMENTS LLC 19905 S 4080 RD CLAREMORE OK 74019-0000																																																																																																																									
Parcel Location Situs 19905 S 4080 RD Subdivision Lot/Block / Parcel Size 8.69 - Acres Sec/Twn/Rng 5 / 21 / 15 / 3 Neighborhood 6060 - UNPLATTED School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.32299086 -95.73902925					Building Permits																																																																																																																				
SW/4 SW/4 SW/4 LESS S'ERLY STRIP DEEDED TO ODOT FOR HWY 20 ON BOOK 1696-533 DESC AS BEG SW/C THEREOF; TH N01-0017W 85'; TH N88-4338E 61.99'; TH S76-4154E 206.65'; TH N88-4338E 397.14'; TH S00-5941E 33'; TH S88-4338W 659.37' TO POB. AND LESS STRIP DEEDED TO ODOT DESC AS BEG					<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 6060 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	9.31	
Non-Ag Acres	8.2498	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	359,363.00 x .37 = 133,401	
Factor Value		
Adjustments	1.0000	
Lot Value	133,401	

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	90% Frame, Siding, Metal 10% Veneer, Stone
Base/Total Area	1,588 / 1,588
Style	100% One Story
HVAC	
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	1963 / 63

\\tsclient\C\Users\Randy Necessary\Pictures\101_0401\IMG_0056. 4/11/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	101,296	63.79	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	53,308		
Lot Value	133,401		
Indicated Value	186,709	117.57	Per SqFt
Agland Value			
Site Improvements	11,506		
Total Value	198,215	124.82	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	86.00	Total Misc Impr	+	26,340			
Roofing Adj	+ 3.84	Garage Cost	+				
Subfloor Adj	+ 2.32	Total RCN	=	177,692			
Heat/Cool Adj	+ 0.00	Depreciation (70%)	-	124,384			
Plumbing Adj	+ 3.15	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	53,308			
Adj Base Cost	= 95.31	Lot Value	+	133,401			
Total Area	x 1,588	Indicated Value	=	186,709			
Adjusted Cost	= 151,352	Value Per SqFt		117.57			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2012	1	0.00		
PRCH	SLAB PORCH - COVERED	9023	280		280	20.42		5,718
EPSW	ENCLOSED PORCH - SOLID WALL	9024	388		388	53.15		20,622



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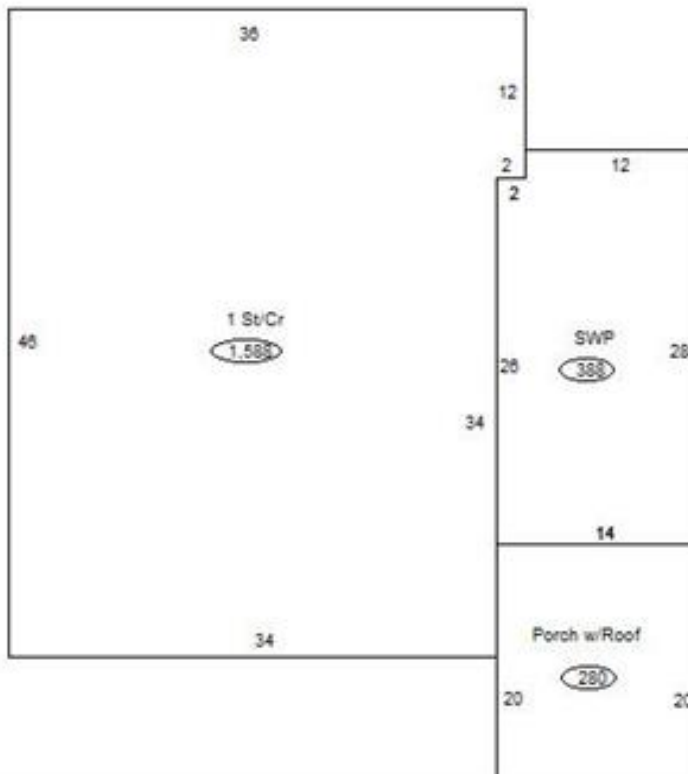
Date 04/17/2026

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Sketch Image

660003665



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,588	1.000	1,588
2	M	PRCH		13	SLBC	280	1.000	280
3	M	EPSW		13	EPSW	388	1.000	388
Total Building Area						1,588		1,588



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN BARN		0x0x0			1,024
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (90% Phys/ % Func)	RCNLD
	Base Cost (10.44 x 1,024)	10,691		10,691	9,622	1,069
	BARN BARN		0x0x0			1,500
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (45% Phys/ % Func)	RCNLD
	Base Cost (9.80 x 1,500)	14,700		14,700	6,615	8,085
	BARN BARN		0x0x0			1,144
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (10.28 x 1,144)	11,760		11,760	9,408	2,352




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Lot Data		Primary Image																																														
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value		 <p>C:\Users\RLN\Pictures\2018-05-21 05-21-18\05-21-18 031.JPG 5/22/2018</p>																																														
Residential Data																																																
Type 1 Single Family Residence Condition 1 - Low Quality 3 - Average Architecture Style 100% One Story Exterior Wall 100% Frame, Siding, Wood Base/Total Area 1,176 / 1,176 Style 100% One Story HVAC Roof Cover 1 Composition Shingle Area on Slab 0 Fixture/RghIn 4 / Bed/F/H Bath 2 / 1.0 / Basement Area Garage Type Remodel Year/Eff Age 1950 / 106		GRM Approach GRM Code Gross Rent 0.00 Indicated Value																																														
Cost Approach Manual : 01/2025		Multiple Regression MRA Code 1 Test Adjusted R 0.8445 Indicated Value 88,375 75.15 Per SqFt																																														
<table border="1"> <tr> <td>Base Cost</td><td>106.61</td> <td>Total Misc Impr</td><td>+</td><td>0</td> </tr> <tr> <td>Roofing Adj</td><td>+ 5.05</td> <td>Garage Cost</td><td>+</td><td></td> </tr> <tr> <td>Subfloor Adj</td><td>+ 0.00</td> <td>Total RCN</td><td>=</td><td>137,463</td> </tr> <tr> <td>Heat/Cool Adj</td><td>+ 0.00</td> <td>Depreciation (99%)</td><td>-</td><td>136,088</td> </tr> <tr> <td>Plumbing Adj</td><td>+ 5.23</td> <td>Lump Sums</td><td>+</td><td>0</td> </tr> <tr> <td>Basement Adj</td><td>+ 0.00</td> <td>RCNLD</td><td>=</td><td>1,375</td> </tr> <tr> <td>Adj Base Cost</td><td>= 116.89</td> <td>Lot Value</td><td>+</td><td></td> </tr> <tr> <td>Total Area</td><td>x 1,176</td> <td>Indicated Value</td><td>=</td><td>1,375</td> </tr> <tr> <td>Adjusted Cost</td><td>= 137,463</td> <td>Value Per SqFt</td><td></td><td>1.17</td> </tr> </table>		Base Cost	106.61	Total Misc Impr	+	0	Roofing Adj	+ 5.05	Garage Cost	+		Subfloor Adj	+ 0.00	Total RCN	=	137,463	Heat/Cool Adj	+ 0.00	Depreciation (99%)	-	136,088	Plumbing Adj	+ 5.23	Lump Sums	+	0	Basement Adj	+ 0.00	RCNLD	=	1,375	Adj Base Cost	= 116.89	Lot Value	+		Total Area	x 1,176	Indicated Value	=	1,375	Adjusted Cost	= 137,463	Value Per SqFt		1.17	Direct Comparables Selection Model 1 Res Adjustment Model A2 AO Test Comparables Indicated Value	
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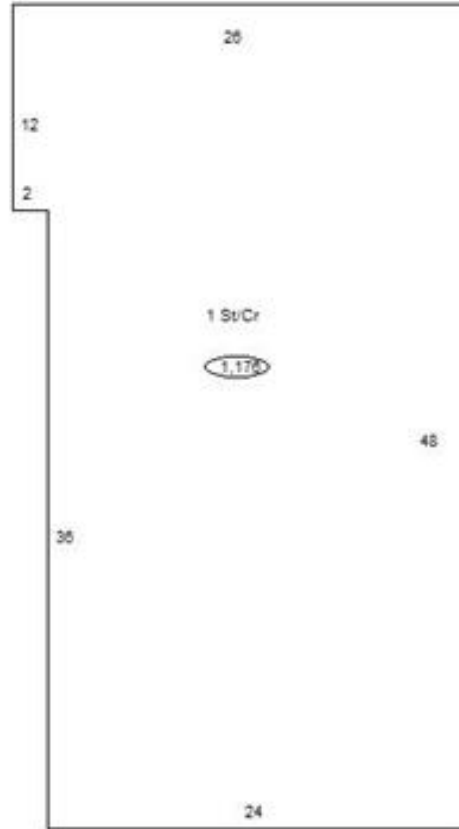
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Sketch Image

660003665



Sketch Vector Information

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Total Building Area						1,176		1,176