




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	660003666				 <p>04/01/2022 11:54</p> <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0401\IMG_0066. 4/11/2022</p>									
Parcel ID	21N15E-05-3-00000-000-0000													
Cadastral ID	05-21-15-00800													
Property Type	REAL - Real Property													
Property Class	RA	VI Area 4												
Tax Area	7 - OWASSO/LIMESTONE FIRE													
Name ID	333114													
GRAHAM, GERALD W & ASHLEE														
5303 E HWY 20 CLAREMORE OK 74019-0000														
Parcel Location														
Situs	05303 E HWY 20													
Subdivision														
Lot/Block	/	Parcel Size	9.68 - Acres											
Sec/Twn/Rng	5 / 21 / 15 / 3													
Neighborhood	6060 - UNPLATTED													
School District	S021 - OWASSO SCHOOLS													
Legal Description Lat/Long: 36.32389675 -95.73523840														
W2 W2 SE SW LESS TR FOR HWY 20 DESC 2018-017003 AS BEG SW/C W2 W2 SE SW; N00.5901W 33'; N88.4349E 48.55'; N83.4349E 48 55'; N83.4602E 169.15'; N87.2017E 112.74'; S00.5846E 50.37'; S88 4349W 329.68' 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					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
H	Homestead	No	1,000											
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
/	RIERSON, VIRGINIA L	12/09/2020	435,000	YES										
1009/698	CONNER, ROGER A	12/01/1995	30,000	Yes										
1003/852	BAUGHMAN, REX A &	10/03/1995	30,000	Yes										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax						
Remove Cap	2021	Land Value	1,277	1,277	11%	140	Assessed	28,460 3,088.99						
Year Frozen	2014	Improvements	257,967	257,456		28,320	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -98.00						
TIF Project ID	0	Total Value	259,244	258,733		28,460	Total Taxable	27,460 2,991.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660003666	GRAHAM, GERALD W & ASHLEE	7	251,198	1000	26,631	2,901.00							
2024	2024-660003666	GRAHAM, GERALD W & ASHLEE	7	260,991	1000	27,709	3,072.00							
2023	2023-660003666	GRAHAM, GERALD W & ASHLEE	7	279,092	1000	29,700	3,221.00							
2022	2022-660003666	GRAHAM, GERALD W & ASHLEE	7	454,930	1000	44,777	5,041.00							
2021	2021-660003666	GRAHAM, GERALD W & ASHLEE	7	404,035	0	44,444	4,935.00							
2020	2020-660003666	RIERSON, VIRGINIA L	7	320,995	1000	19,938	2,225.00							
2019	2019-660003666	RIERSON, VIRGINIA L	7	295,134	1000	19,938	2,226.00							
2018	2018-660003666	RIERSON, VIRGINIA L	7	298,058	1000	20,161	2,179.00							
2017	2017-660003666	RIERSON, VIRGINIA L	7	295,930	1000	20,160	2,198.00							
2016	2016-660003666	RIERSON, VIRGINIA L	7	290,120	1000	20,161	2,200.00							
2015	2015-660003666	RIERSON, VIRGINIA L	7	284,757	1000	20,160	2,214.00							
2014	2014-660003666	RIERSON, VIRGINIA L	7	291,917	1000	20,161	2,232.00							
2013	2013-660003666	RIERSON, VIRGINIA L	7	279,984	1000	19,544	2,124.00							



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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable	0	
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	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	90% Frame, Siding, Vinyl 10% Veneer, Masonry
Base/Total Area	1,933 / 1,933
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,933
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	598 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1996 / 14

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	254,020	131.41	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	100.20	Total Misc Impr	+	26,079			
Roofing Adj	+ 4.73	Garage Cost	+	18,287			
Subfloor Adj	+ -2.23	Total RCN	=	282,821			
Heat/Cool Adj	+ 12.64	Depreciation (14%)	-	39,595			
Plumbing Adj	+ 8.02	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	243,226			
Adj Base Cost	= 123.36	Lot Value	+				
Total Area	x 1,933	Indicated Value	=	243,226			
Adjusted Cost	= 238,455	Value Per SqFt		125.83			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	243,226		
Lot Value			
Indicated Value	243,226	125.83	Per SqFt
Agland Value	1,277		
Site Improvements	14,741		
Total Value	259,244	134.11	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	9028	34x6		204	26.29		5,363
PRCH	SLAB PORCH - COVERED	9029	599		599	25.21		15,101



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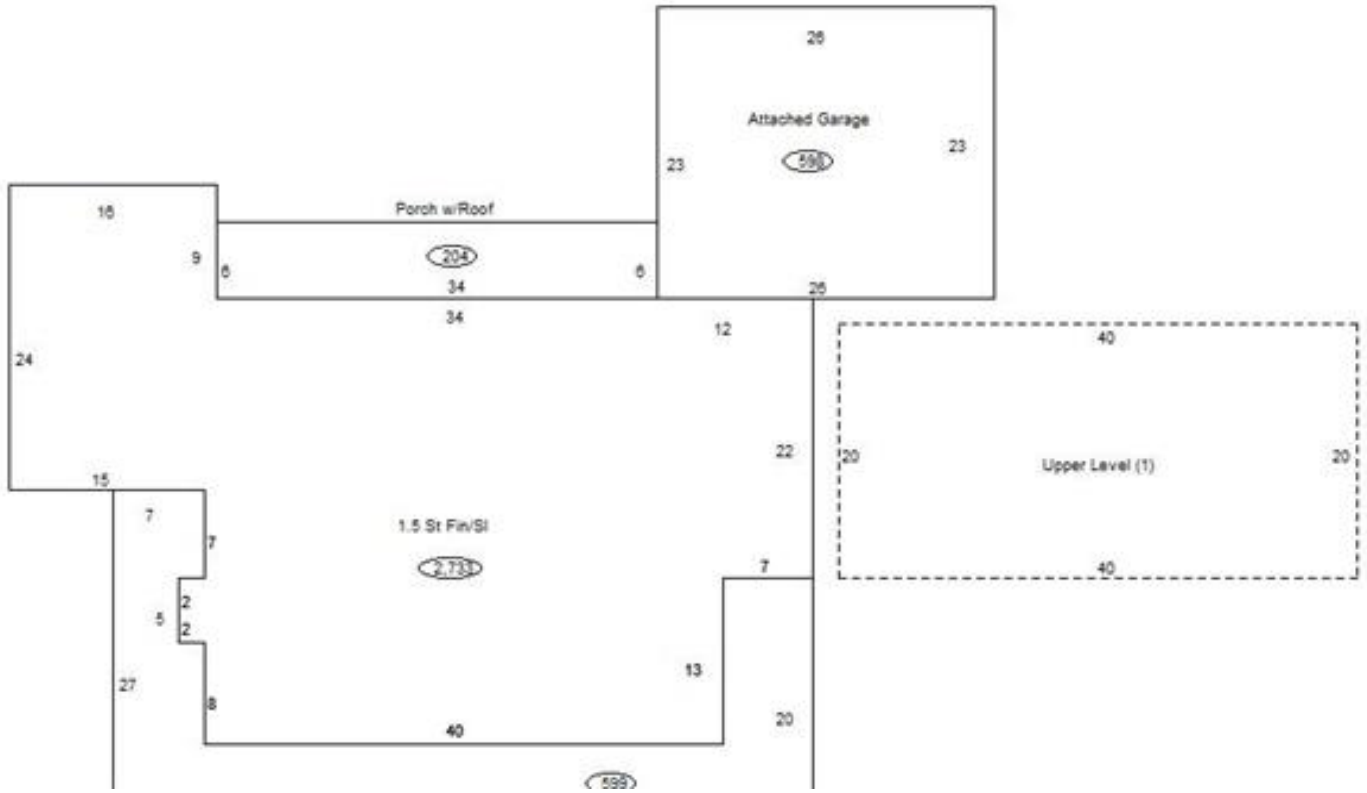
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Sketch Image

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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/SI	1,933	1.414	2,733
2	G	1		13	Attached Garage	598	1.000	598
3	M	PRCH		13	SLBC	204	1.000	204
4	M	PRCH		13	SLBC	599	1.000	599
5	U	^UL		13	Upper Level (1)	800	1.000	800
Total Building Area						1,933		2,733



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			2,160
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD
	Base Cost (9.02 x 2,160)	19,483		19,483	6,819	12,664
	LF	LOAFING SHED	0x0x0			750
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 750)	3,195		3,195	1,118	2,077



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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
		NTV PST					0	0	0	0
CMB	CLAREMORE SILT LOAM 0-3%	NTV PST	45			5.197	108	108	561	561
SUC	SUMMIT SILTY CLAY LOAM 3-	NTV PST	67			4.454	161	161	716	716
NTV PST Totals						9.651			1,277	1,277
Total Agland						9.651			1,277	1,277