



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 02:37:13
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Assessment Data					Primary Image																																																																																																																				
Account 660003674 Parcel ID 21N15E-05-3-00000-000-0000 Cadastral ID 05-21-15-01400 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 260294 PHILLIPS, FRED M, JR & GLENNELLE 19755 S 4080 RD UNIT B CLAREMORE OK 74019-0000 Parcel Location Situs 19755 S 4080 RD UNIT B Subdivision Lot/Block 0000 / 0000 Parcel Size 5 - Acres Sec/Twn/Rng 5 / 21 / 15 / 3 Neighborhood 6060 - UNPLATTED School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.32698865 -95.73912300																																																																																																																									
Building Permits					\\tsclient\C\Users\Randy Necessary\Pictures\101_0401\IMG_0045. 4/11/2022																																																																																																																				
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Lot Data		Square-Foot - NBHD 6060 #1	
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	5.0648		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	220,624.00 x .45 = 98,716		
Factor Value			
Adjustments	1.0000		
Lot Value	98,716		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,424 / 2,136
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	5 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1984 / 32

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	135,442 63.41 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	117,664
Lot Value	98,716
Indicated Value	216,380 101.30 Per SqFt
Agland Value	
Site Improvements	
Total Value	216,380 101.30 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	76.21	Total Misc Impr	+ 0
Roofing Adj	+ 2.75	Garage Cost	+ 0
Subfloor Adj	+ 1.60	Total RCN	= 206,722
Heat/Cool Adj	+ 10.30	Depreciation (44%)	- 90,958
Plumbing Adj	+ 5.92	Lump Sums	+ 1,900
Basement Adj	+ 0.00	RCNLD	= 117,664
Adj Base Cost	= 96.78	Lot Value	+ 98,716
Total Area	x 2,136	Indicated Value	= 216,380
Adjusted Cost	= 206,722	Value Per SqFt	101.30

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	WOOD DECK - OPEN	9056	19x8		152	21.82	70%	995
WODO	WOOD DECK - OPEN	9057	19x7		133	22.68	70%	905



Rogers

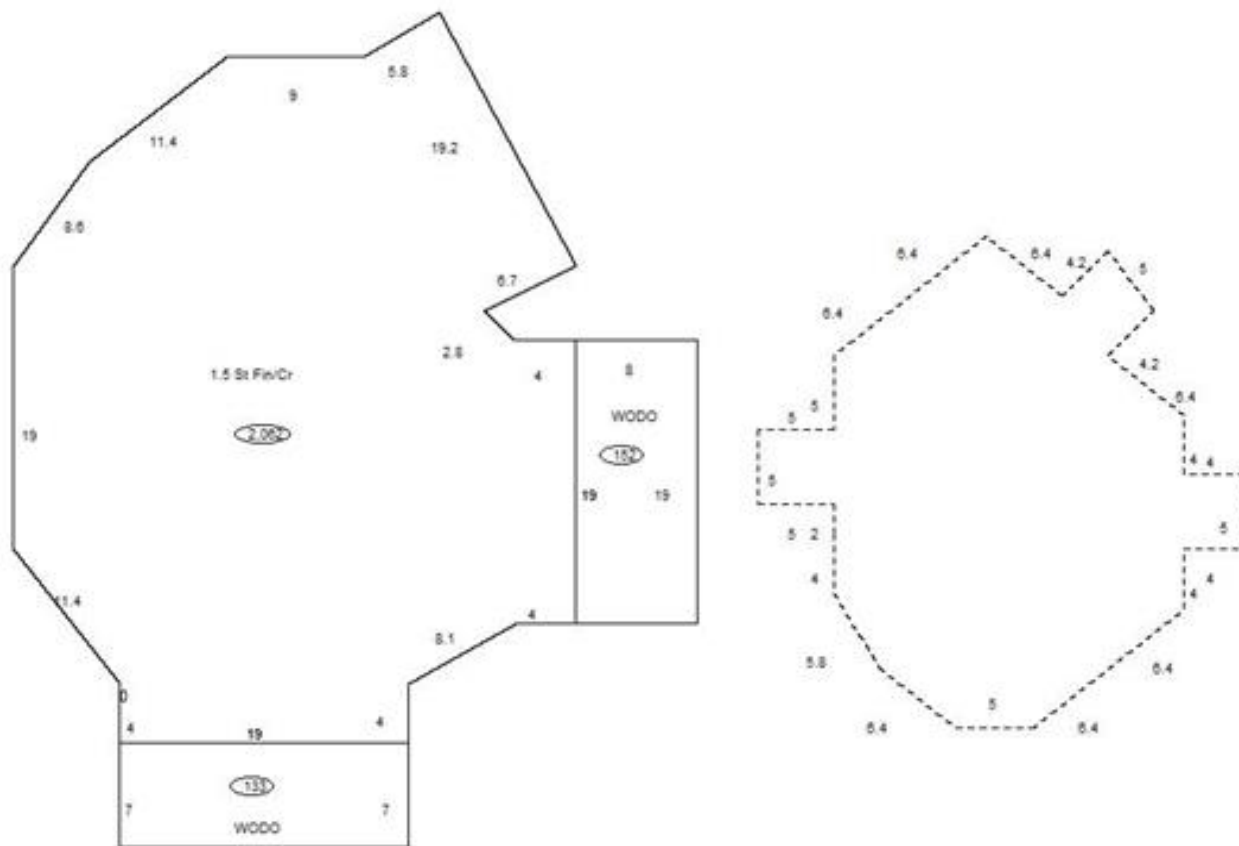
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	U	^UL		10	0	638	1.000	638
2	R	5	Crawl	10	1.5 St Fin/Cr	1,424	1.448	2,062
3	M	WODO		10	WODO	152	1.000	152
4	M	WODO		10	WODO	133	1.000	133
Total Building Area						1,424		2,062



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond 3	Year	Eff Age	1520
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
Base Cost (4.68 x)						