



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:08:27
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660003677 Parcel ID 21N15E-05-2-00000-000-0000 Cadastral ID 05-21-15-01800 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 116034 GOAD, BURNS W 19005 S 4080 RD CLAREMORE OK 74019-0000 Parcel Location Situs 19005 S 4080 RD Subdivision Lot/Block / Parcel Size 8.64 - Acres Sec/Twn/Rng 5 / 21 / 15 / 2 Neighborhood 6060 - UNPLATTED School District S021 - OWASSO SCHOOLS					 <p style="text-align: right; color: red;">04/14/2022 10:03</p> <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0414\IMG_0028. 4/14/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.33565598 -95.73894976 N2 W2 LOT 4 LESS S 284', W 208.71' THEREOF																																																																																																																									
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Date 04/17/2026
Time 02:08:27
Page 2

Lot Data		Units-Buildable - UNPLATTED (UNITS BUILDABLE)
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		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,608 / 2,140
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	10 /
Bed/F/H Bath	3 / 2.8 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1965 / 46

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	135,097	
Lot Value		
Indicated Value	135,097	63.13 Per SqFt
Agland Value	1,935	
Site Improvements	30,550	
Total Value	167,582	78.31 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	88.85	Total Misc Impr	+	21,205
Roofing Adj	+ 3.61	Garage Cost	+	15,422
Subfloor Adj	+ 0.00	Total RCN	=	275,708
Heat/Cool Adj	+ 12.64	Depreciation (51%)	-	140,611
Plumbing Adj	+ 6.62	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	135,097
Adj Base Cost	= 111.72	Lot Value	+	
Total Area	x 2,140	Indicated Value	=	135,097
Adjusted Cost	= 239,081	Value Per SqFt		63.13

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	9068	30x6		180	26.36		4,745
EPSW	ENCLOSED PORCH - SOLID WALL	9069	13x12		156	69.52		10,845



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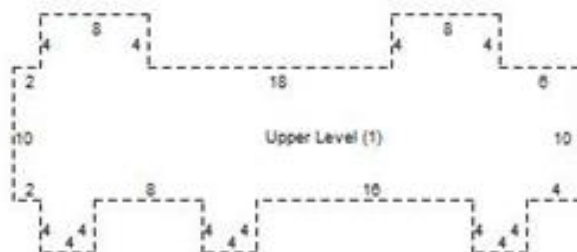
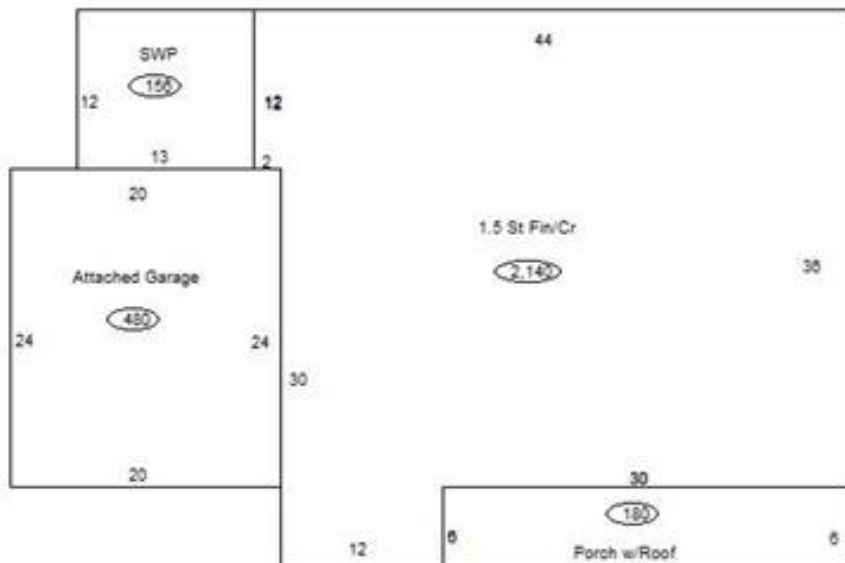
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Date 04/17/2026
 Time 02:08:27
 Page 3

Sketch Image

660003677



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	1,608	1.331	2,140
2	G	1		13	Attached Garage	480	1.000	480
3	M	PRCH		13	SLBC	180	1.000	180
4	M	EPSW		13	EPSW	156	1.000	156
5	U	^UL		13	Upper Level (1)	532	1.000	532
Total Building Area						1,608		2,140



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Date 04/17/2026
 Time 02:08:27
 Page 4

660003677

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,200
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (30.25 x 1,200) 36,300		Modifier Total	RCN 36,300	Depr (35% Phys/ % Func) 12,705	RCNLD 23,595
	BARN	BARN	0x0x0			1,600
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (9.66 x 1,600) 15,456		Modifier Total	RCN 15,456	Depr (55% Phys/ % Func) 8,501	RCNLD 6,955



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Date 04/17/2026
Time 02:08:27
Page 5

Agland Inventory

660003677

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
NAB	NEWTONIA SILT LOAM 1-3% S	IMP PST	80		0	8.640	224	224	1,935	1,935
IMP PST Totals						8.640			1,935	1,935
Total Agland						8.640			1,935	1,935