



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 03:58:27
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Assessment Data					Primary Image																																																																																																																				
Account 660003679 Parcel ID 21N15E-05-3-00000-000-0000 Cadastral ID 05-21-15-02000 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 282920 LEWIS, CHRISTOPHER B &																																																																																																																									
ICOA C LEON LEWIS 5195 E HWY 20 CLAREMORE OK 74019-0024																																																																																																																									
Parcel Location Situs 05195 E HWY 20 Subdivision Lot/Block / Parcel Size 12.5 - Acres Sec/Twn/Rng 5 / 21 / 15 / 3 Neighborhood 6060 - UNPLATTED School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.32317784 -95.73689921 SE SW SW & S2 S2 NE SW SW					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>8230</td> <td>R5 FOR IMPROVEMENTS</td> <td>08/2003</td> <td>12/2004</td> <td>202,400</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	8230	R5 FOR IMPROVEMENTS	08/2003	12/2004	202,400																																																																																																						
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Lot Data		Square-Foot - NBHD 6060 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	12.5822		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	548,080.00 x .33 = 180,580		
Factor Value			
Adjustments	1.0000		
Lot Value	180,580		



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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, Wood
Base/Total Area	2,122 / 3,183
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,122
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	462 Carport - Gable Roof
Remodel	
Year/Eff Age	2003 / 17

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	328,957	103.35	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	84.43	Total Misc Impr	+ 30,140
Roofing Adj	+ 3.09	Garage Cost	+ 4,546
Subfloor Adj	+ -1.46	Total RCN	= 368,360
Heat/Cool Adj	+ 12.64	Depreciation (19%)	- 69,988
Plumbing Adj	+ 6.13	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 298,372
Adj Base Cost	= 104.83	Lot Value	+ 180,580
Total Area	x 3,183	Indicated Value	= 478,952
Adjusted Cost	= 333,674	Value Per SqFt	150.47

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	298,372		
Lot Value	180,580		
Indicated Value	478,952	150.47	Per SqFt
Agland Value			
Site Improvements	1,037		
Total Value	479,989	150.80	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
SHLT	STORM SHELTER	0		1	2016	0.00		
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	9072	278		278	28.81		8,009
PRCH	SLAB PORCH - COVERED	9073	8x8		64	26.73		1,711
PRCH	SLAB PORCH - COVERED	9074	432		432	25.58		11,051
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	119612	16x8		128	29.33		3,754



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			648
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (90% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 648)		10,368	10,368	9,331	1,037
	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)					
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					