



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	660003680								
Parcel ID	21N15E-05-2-00000-000-0000								
Cadastral ID	05-21-15-02100								
Property Type	REAL - Real Property								
Property Class	RA	VI Area 4							
Tax Area	7 - OWASSO/LIMESTONE FIRE								
Name ID	283801								
CAIN, LESTER L &									
AMY SKYTТА CAIN									
19173 S 4080 RD CLAREMORE OK 74019-0000									
Parcel Location									
Situs	19173 S 4080 RD								
Subdivision									
Lot/Block	/	Parcel Size	7.48 - Acres						
Sec/Twn/Rng	5 / 21 / 15 / 2								
Neighborhood	6060 - UNPLATTED								
School District	S021 - OWASSO SCHOOLS								
Legal Description									
Lat/Long: 36.33384204 -95.73896412									
N 330', S 430' SW 10 AC LOT 4 & E 451.29', N 208.71' SW 10 AC LOT 4									
Building Permits									
Number	Description	Opened	Closed	Amount					
R21 000130 5724	R22- NEW 40X60 DTCH ACC BLDG	04/2021 01/2000	10/2021 11/2001	40,189					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
1537/844 854/593	CAIN, LESTER L &	10/22/2003	0 78,000	4 No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	
Remove Cap	0	Land Value	1,599	1,599	11%	176	Assessed	22,619	
Year Frozen	0	Improvements	239,159	204,031		22,443	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	
TIF Project ID	0	Total Value	240,758	205,630		22,619	Total Taxable	21,619	
-98.00									
2,357.00									
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660003680	CAIN, LESTER L &	7	199,641	1000	20,961	2,285.00		
2024	2024-660003680	CAIN, LESTER L &	7	332,477	1000	21,595	2,398.00		
2023	2023-660003680	CAIN, LESTER L &	7	287,198	1000	20,936	2,275.00		
2022	2022-660003680	CAIN, LESTER L &	7	279,360	1000	20,297	2,292.00		
2021	2021-660003680	CAIN, LESTER L &	7	247,684	1000	15,704	1,758.00		
2020	2020-660003680	CAIN, LESTER L &	7	237,118	1000	15,218	1,702.00		
2019	2019-660003680	CAIN, LESTER L &	7	217,015	1000	14,746	1,650.00		
2018	2018-660003680	CAIN, LESTER L &	7	218,116	1000	14,287	1,548.00		
2017	2017-660003680	CAIN, LESTER L &	7	216,664	1000	13,842	1,514.00		
2016	2016-660003680	CAIN, LESTER L &	7	212,919	1000	13,410	1,469.00		
2015	2015-660003680	CAIN, LESTER L &	7	208,523	1000	12,990	1,432.00		
2014	2014-660003680	CAIN, LESTER L &	7	210,637	1000	12,582	1,398.00		
2013	2013-660003680	CAIN, LESTER L &	7	205,247	1000	12,187	1,330.00		



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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 0	
	0	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments	0.0000	
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	2,016 / 2,016
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,016
Fixture/RghIn	11 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1979 / 35



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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	236,333	117.23	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	98.96	Total Misc Impr	+	29,314			
Roofing Adj	+ 3.97	Garage Cost	+				
Subfloor Adj	+ -1.04	Total RCN	=	271,940			
Heat/Cool Adj	+ 11.47	Depreciation (44%)	-	119,654			
Plumbing Adj	+ 6.99	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	152,286			
Adj Base Cost	= 120.35	Lot Value	+				
Total Area	x 2,016	Indicated Value	=	152,286			
Adjusted Cost	= 242,626	Value Per SqFt		75.54			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	152,286		
Lot Value			
Indicated Value	152,286	75.54	Per SqFt
Agland Value	1,599		
Site Improvements	86,873		
Total Value	240,758	119.42	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	9077	72x8		576	22.62		13,029
EPSW	ENCLOSED PORCH - SOLID WALL	9078	18x10		180	62.16		11,189



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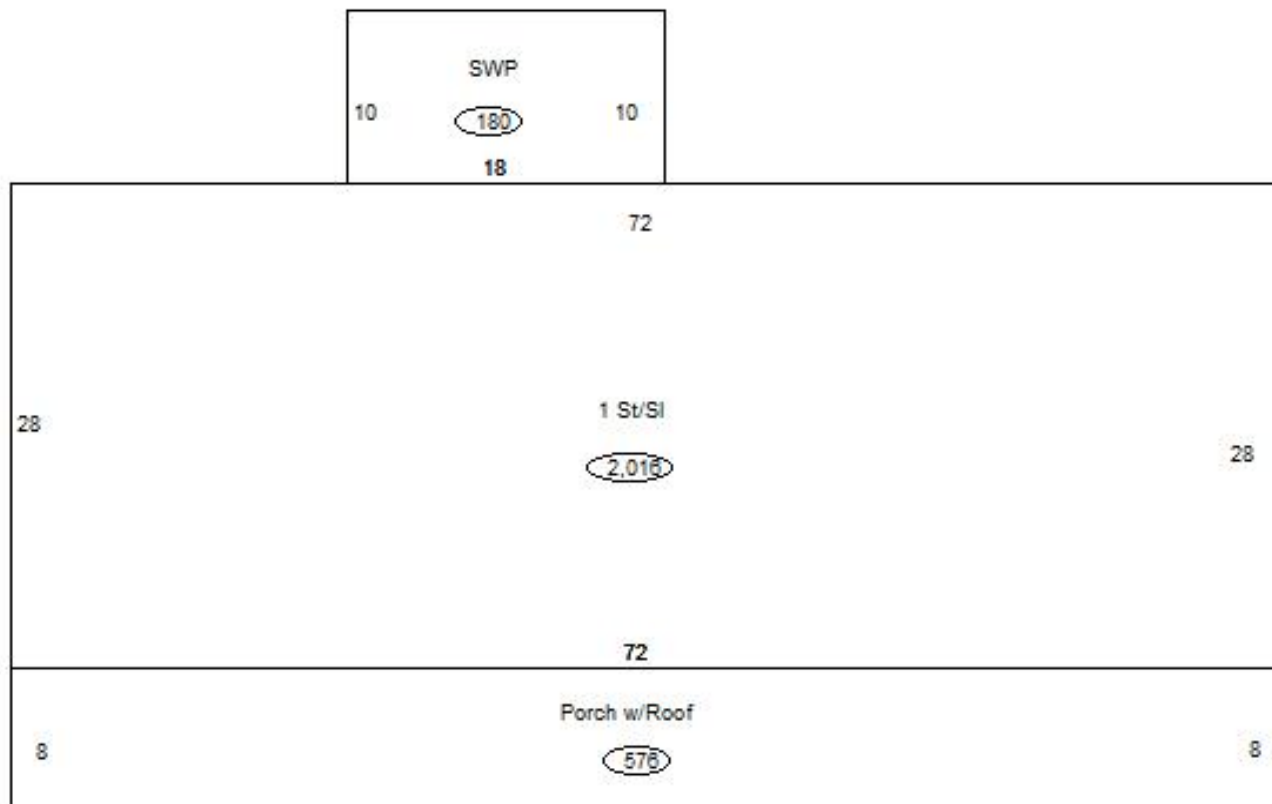
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,016	1.000	2,016
2	M	PRCH		13	SLBC	576	1.000	576
3	M	EPSW		13	EPSW	180	1.000	180
Total Building Area						2,016		2,016



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	60x40x0			2,400
	Qual	Cond	Year	2021	Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (28.37 x 2,400)	68,088		68,088	68,088
	BARN	BARN	0x0x0			1,080
	Qual	3	Cond	3	Year	Eff Age
		Valuation Summary	Modifier Total	RCN	Depr (45% Phys/ % Func)	RCNLD
		Base Cost (10.37 x 1,080)	11,200		11,200	5,040
						6,160
	LT	LEAN-TO	0x0x0			432
	Qual	3	Cond	3	Year	Eff Age
		Valuation Summary	Modifier Total	RCN	Depr (45% Phys/ % Func)	RCNLD
		Base Cost (2.92 x 432)	1,261		1,261	567
						694
	LT	LEAN-TO	0x0x0			432
	Qual	3	Cond	3	Year	Eff Age
		Valuation Summary	Modifier Total	RCN	Depr (45% Phys/ % Func)	RCNLD
		Base Cost (2.92 x 432)	1,261		1,261	567
						694
	LF	LOAFING SHED	0x0x0			144
	Qual	3	Cond	3	Year	Eff Age
		Valuation Summary	Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD
		Base Cost (4.26 x 144)	613		613	215
						398
	LF	LOAFING SHED	0x0x0			432
	Qual	3	Cond	3	Year	Eff Age
		Valuation Summary	Modifier Total	RCN	Depr (45% Phys/ % Func)	RCNLD
		Base Cost (4.26 x 432)	1,840		1,840	828
						1,012
	PFS	PORTABLE FRAME STRUCTURE	12x20x0			240
	Qual	Cond	Year		Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (35.00 x 240)	8,400		8,400	8,400



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	WODO	Wood Deck - Open	4x12x0			48
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (29.73 x 48)	1,427		1,427	1,427



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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
CMB	CLAREMORE SILT LOAM 0-3%	IMP PST	45			.780	126	126	98	98
NAB	NEWTONIA SILT LOAM 1-3% S	IMP PST	80			6.700	224	224	1,501	1,501
IMP PST Totals						7.480			1,599	1,599
Total Agland						7.480			1,599	1,599