



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 02:08:30
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660003682 Parcel ID 21N15E-05-4-00000-000-0000 Cadastral ID 05-21-15-02300 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 116554 MAY, ROBERT RAY 5656 E 475 RD CLAREMORE OK 74019-0000 Parcel Location Situs 05656 E 475 RD Subdivision Lot/Block / Parcel Size 2.5 - Acres Sec/Twn/Rng 5 / 21 / 15 / 4 Neighborhood 6060 - UNPLATTED School District S021 - OWASSO SCHOOLS					 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0401\IMG_0005. 4/11/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.32832514 -95.72820474 E2 W2 NE NW SE																																																																																																																									
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Date 04/17/2026
Time 02:08:31
Page 2

Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
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		

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,596 / 1,596
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1970 / 56

\\tsclient\C\Users\Randy Necessary\Pictures\101_0401\IMG_0005. 4/11/2022

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	62,192		
Lot Value			
Indicated Value	62,192	38.97	Per SqFt
Agland Value	315		
Site Improvements	40,575		
Total Value	103,082	64.59	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	83.15	Total Misc Impr	+	4,946			
Roofing Adj	+ 3.74	Garage Cost	+				
Subfloor Adj	+ 2.19	Total RCN	=	171,840			
Heat/Cool Adj	+ 10.30	Depreciation (64%)	-	109,978			
Plumbing Adj	+ 5.19	Lump Sums	+	330			
Basement Adj	+ 0.00	RCNLD	=	62,192			
Adj Base Cost	= 104.57	Lot Value	+				
Total Area	x 1,596	Indicated Value	=	62,192			
Adjusted Cost	= 166,894	Value Per SqFt		38.97			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	9084	6x6		36	10.24		369
WODO	WOOD DECK - OPEN	9085	10x5		50	26.42	75%	330
FPR1	Fireplace - Residential 1 Story		1		1	4,576.55		4,577



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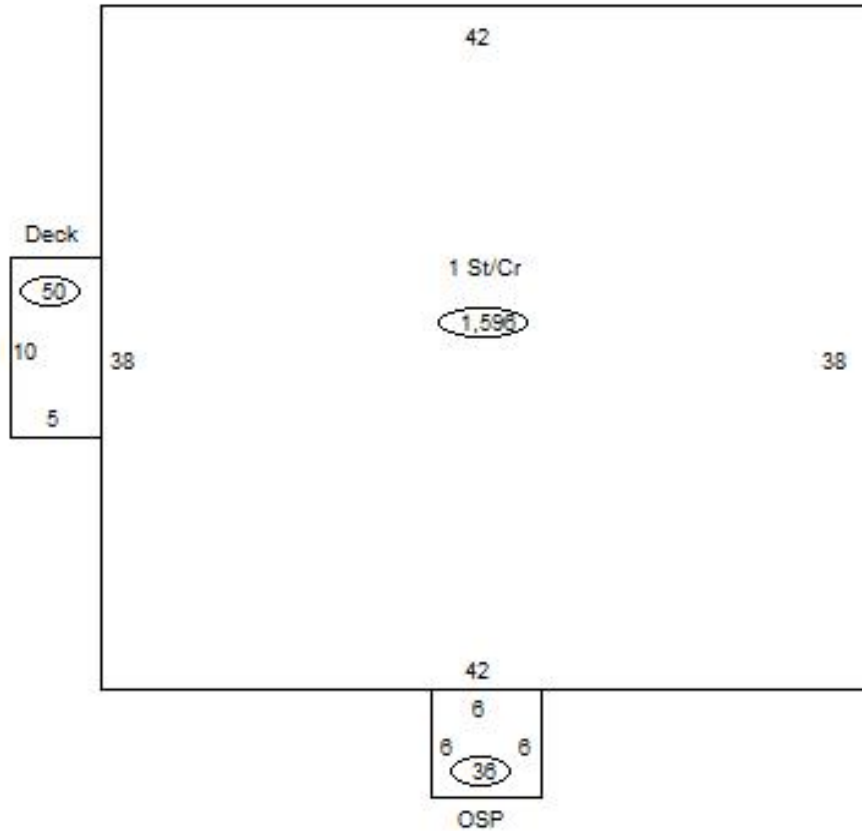
Date 04/17/2026

Time 02:08:31

Page 3

Sketch Image

660003682



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,596	1.000	1,596
2	M	PATO		13	Open Slab	36	1.000	36
3	M	WODO		13	WODO	50	1.000	50
Total Building Area						1,596		1,596



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Date 04/17/2026
Time 02:08:31
Page 4

660003682

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	0x0x0			1,500	
	Qual 2	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD	
		Base Cost (28.71 x 1,500)	43,065		43,065	15,073	27,992
	BARN	BARN	0x0x0			1,800	
	Qual 3	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD	
		Base Cost (9.39 x 1,800)	16,902		16,902	5,916	10,986
	BARN	BARN	0x0x0			240	
	Qual 3	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (10.48 x 240)	2,515		2,515	2,012	503
	LF	LOAFING SHED	0x0x0			336	
	Qual 3	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD	
		Base Cost (4.26 x 336)	1,431		1,431	501	930
	LF	LOAFING SHED	0x0x0			192	
	Qual 3	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (4.26 x 192)	818		818	654	164
	STF	STG FAIR	12x12x0			144	
	Qual 2	Cond 3	Year	Eff Age 1520			
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
		Base Cost (4.68 x 144)	674		674	674	



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Time 02:08:31
Page 5

Agland Inventory

660003682

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			2.500	0	126	0	0
IMP PST Totals						2.500			0	0
Total Agland						2.500			0	0