



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 06:56:51
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Assessment Data					Primary Image																																																																																																																				
Account 660003683 Parcel ID 21N15E-05-4-00000-000-0000 Cadastral ID 05-21-15-02400 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 312995 RAMSEY, VANCE 21332 S KEETONVILLE RD CLAREMORE OK 74019-0000 Parcel Location Situs 05638 E 475 RD Subdivision Lot/Block / Parcel Size .87 - Acres Sec/Twn/Rng 5 / 21 / 15 / 4 Neighborhood 6060 - UNPLATTED School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.32875046 -95.72885574 W2 NW NE NW SE LESS E 50' THEREOF.																																																																																																																									
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Lot Data	Square-Foot - NBHD 6060 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	0.87	
Non-Ag Acres	0.9362	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	40,779.00 x 1.00 = 40,779	
Factor Value		
Adjustments	1.0000	
Lot Value	40,779	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,672 / 1,672
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1950 / 57



\\tsclient\C\Users\Randy Necessary\Pictures\101_0401\IMG_0012. 4/11/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	87,700	52.45	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	66,612		
Lot Value	40,779		
Indicated Value	107,391	64.23	Per SqFt
Agland Value			
Site Improvements	3,840		
Total Value	111,231	66.53	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	88.41	Total Misc Impr	+	5,396			
Roofing Adj	+ 3.97	Garage Cost	+				
Subfloor Adj	+ 2.31	Total RCN	=	190,319			
Heat/Cool Adj	+ 10.30	Depreciation (65%)	-	123,707			
Plumbing Adj	+ 5.61	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	66,612			
Adj Base Cost	= 110.60	Lot Value	+	40,779			
Total Area	x 1,672	Indicated Value	=	107,391			
Adjusted Cost	= 184,923	Value Per SqFt		64.23			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,576.55		4,577
PATO	SLAB PORCH - OPEN	9087	12x5		60	10.24		614
PATO	SLAB PORCH - OPEN	9088	5x4		20	10.24		205



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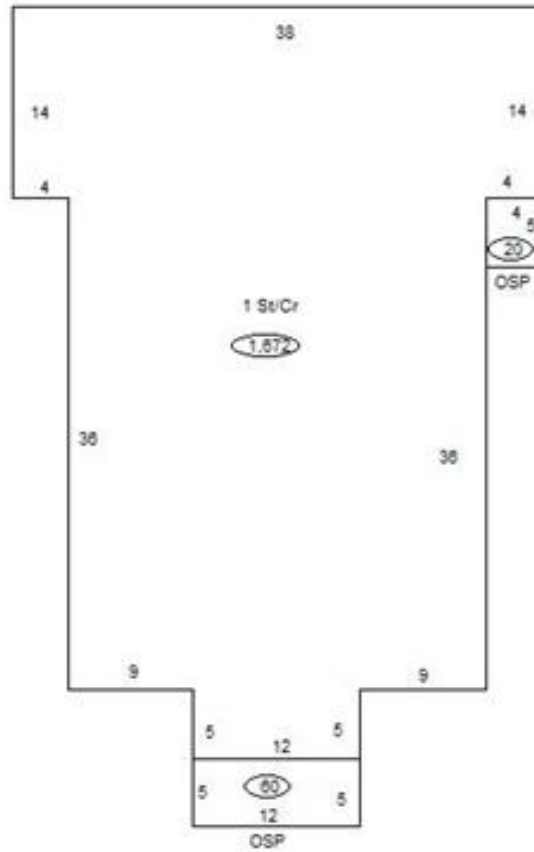
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Sketch Image

660003683



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,672	1.000	1,672
2	M	PATO		13	Open Slab	60	1.000	60
3	M	PATO		13	Open Slab	20	1.000	20
Total Building Area						1,672		1,672



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			480
	Qual 2	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD	
Base Cost (16.00 x 480)		7,680	7,680	3,840	3,840	