



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:08:32
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Assessment Data					Primary Image																																																																																																																				
Account 660003686 Parcel ID 21N15E-05-4-00000-000-0000 Cadastral ID 05-21-15-02710 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 304940 HUTCHENS, ADAM J 5592 E 475 RD CLAREMORE OK 74019-0000 Parcel Location Situs 05592 E 475 RD Subdivision Lot/Block / Parcel Size 1.25 - 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_0021. 4/11/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.32875789 -95.72988498 W2 NE NW NW SE																																																																																																																									
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Lot Data	Square-Foot - NBHD 6060 #1	Primary Image
Lot Size Lot Count Units Buildable 1.25 Non-Ag Acres 1.209 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 52,663.00 x .91 = 48,112 Factor Value Adjustments 1.0000 Lot Value 48,112		 <p>04/01/2022 09:18</p> <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0401\IMG_0021. 4/11/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,408 / 1,408
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	1973 / 40

Cost Approach				Manual : 01/2025			
Base Cost	93.17	Total Misc Impr	+ 4,255				
Roofing Adj	+ 4.30	Garage Cost	+ 0				
Subfloor Adj	+ 1.15	Total RCN	= 169,695				
Heat/Cool Adj	+ 11.47	Depreciation (48%)	- 81,454				
Plumbing Adj	+ 7.41	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 88,241				
Adj Base Cost	= 117.50	Lot Value	+ 48,112				
Total Area	x 1,408	Indicated Value	= 136,353				
Adjusted Cost	= 165,440	Value Per SqFt	96.84				

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	112,839	80.14	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	88,241		
Lot Value	48,112		
Indicated Value	136,353	96.84	Per SqFt
Agland Value			
Site Improvements	6,144		
Total Value	142,497	101.21	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	9095	18x10		180	23.64	4,255



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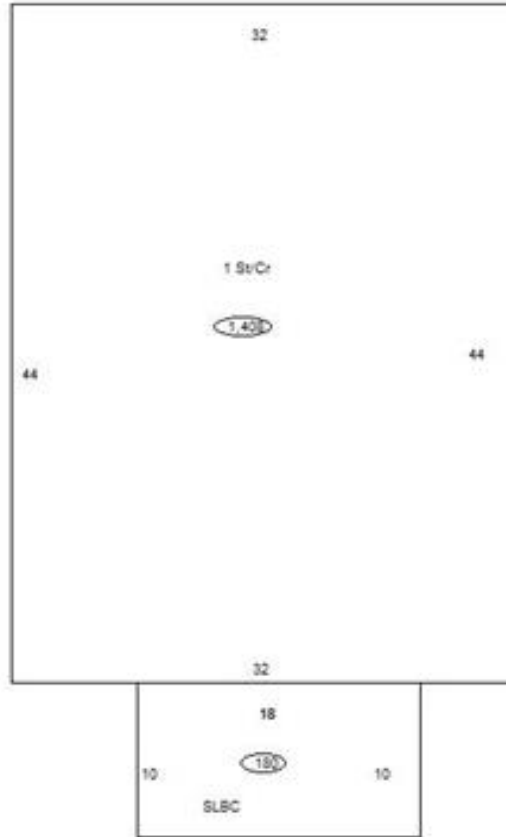
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Sketch Image

660003686



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,408	1.000	1,408
2	M	PRCH		10	SLBC	180	1.000	180
Total Building Area						1,408		1,408



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			640
	Qual 2	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)		RCNLD
Base Cost (16.00 x 640)		10,240	10,240	4,096		6,144