



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 660003688 Parcel ID 21N15E-05-2-00000-000-0000 Cadastral ID 05-21-15-03000 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 116654 PROVORSE, KELLY MCDONALD 19225 S 4080 RD CLAREMORE OK 74019-0000 Parcel Location Situs 19225 S 4080 RD Subdivision Lot/Block / Parcel Size 1.52 - Acres Sec/Twn/Rng 5 / 21 / 15 / 2 Neighborhood 6060 - UNPLATTED School District S021 - OWASSO SCHOOLS					<p>04/14/2022 09:49</p> <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0414\IMG_0017. 4/14/2022</p>																																																																																																																				
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Lot Data		Square-Foot - NBHD 6060 #1	
Lot Size			
Lot Count			
Units Buildable	1.52		
Non-Ag Acres	1.377		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	59,984.00 x .86 = 51,772		
Factor Value			
Adjustments	1.0000		
Lot Value	51,772		



\\tsclient\C\Users\Randy Necessary\Pictures\101_0414\IMG_0017. 4/14/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,102 / 1,422
Style	100% 1 1/2 Story Finished
HVAC	100% Floor Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1958 / 51

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	88,010 61.89 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	59,716
Lot Value	51,772
Indicated Value	111,488 78.40 Per SqFt
Agland Value	
Site Improvements	10,345
Total Value	121,833 85.68 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	83.95	Total Misc Impr	+ 5,109
Roofing Adj	+ 3.41	Garage Cost	+ 5,109
Subfloor Adj	+ 1.97	Total RCN	= 143,854
Heat/Cool Adj	+ 1.65	Depreciation (60%)	- 86,312
Plumbing Adj	+ 6.59	Lump Sums	+ 2,174
Basement Adj	+ 0.00	RCNLD	= 59,716
Adj Base Cost	= 97.57	Lot Value	+ 51,772
Total Area	x 1,422	Indicated Value	= 111,488
Adjusted Cost	= 138,745	Value Per SqFt	78.40

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	WOOD DECK - OPEN	9097	11x8		88	24.71		2,174
EPSW	ENCLOSED PORCH - SOLID WALL	9098	10x5		50	55.57		2,779
PATO	SLAB PORCH - OPEN	119617	18x16		288	8.09		2,330

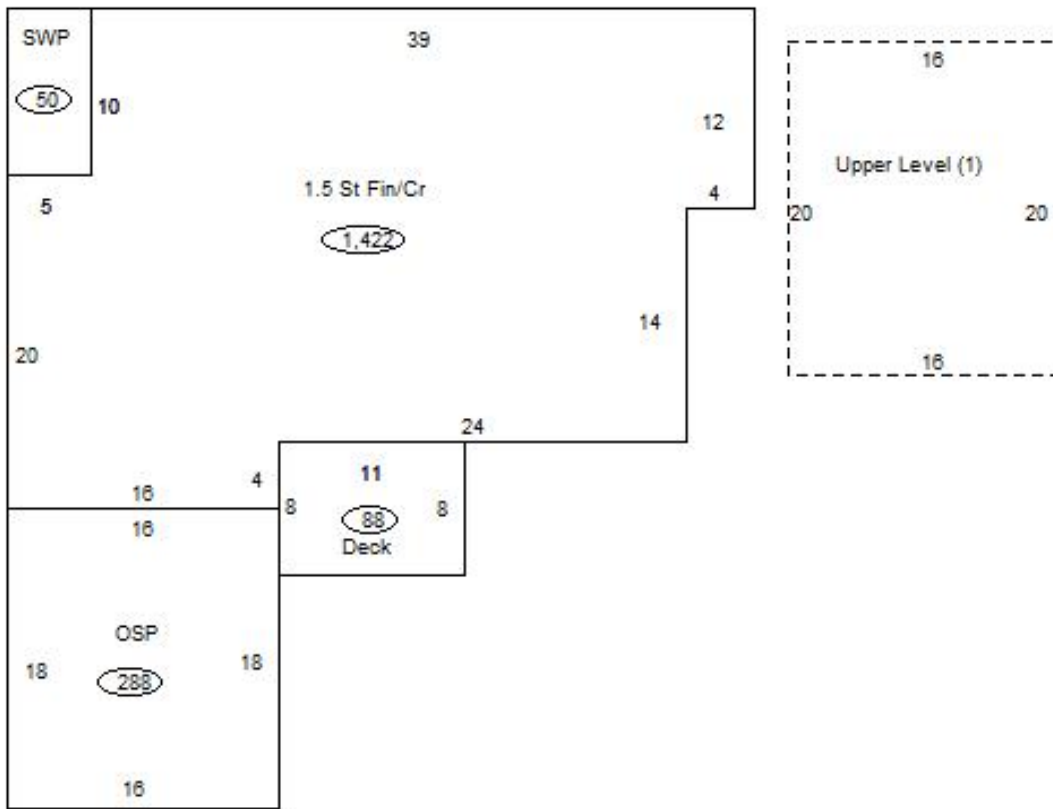


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Sketch Image

660003688



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	1,102	1.290	1,422
2	M	WODO		13	WODO	88	1.000	88
3	M	EPSW		13	EPSW	50	1.000	50
4	U	^UL		13	Upper Level (1)	320	1.000	320
5	M	PATO		13	Open Slab	288	1.000	288
Total Building Area						1,102		1,422



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	24x30x0			720
	Qual 2	Cond 3	Year 2014	Eff Age 9		
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 720)	11,520		11,520	1,728	9,792
	BARN	BARN	0x0x0			264
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (10.48 x 264)	2,767		2,767	2,214	553