



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 11:57:44  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660003691 <b>Parcel ID</b> 21N15E-05-4-00000-000-0000 <b>Cadastral ID</b> 05-21-15-03300 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 4 <b>Tax Area</b> 7 - OWASSO/LIMESTONE FIRE <b>Name ID</b> 277518 RAMSEY, VANCE T  21332 S KEETONVILLE RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 05612 E 475 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 1.25 - Acres <b>Sec/Twn/Rng</b> 5 / 21 / 15 / 4 <b>Neighborhood</b> 6060 - UNPLATTED <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.32875366 -95.72933307																																																																																																																									
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Lot Data		Square-Foot - NBHD 6060 #1
Lot Size		
Lot Count		
Units Buildable	1.25	
Non-Ag Acres	1.1767	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
		0
Method	Square-Foot	
Base Lot Value	51,259.00 x .92 = 47,410	
Factor Value		
Adjustments	1.0000	
Lot Value	47,410	



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Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	1.5 - Low
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,040 / 1,040
Style	100% One Story
HVAC	100% Forced Air Furnace
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	312 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1958 / 68

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	105,016 100.98 Per SqFt

### Direct Comparables

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

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	12,283
Lot Value	47,410
Indicated Value	59,693 57.40 Per SqFt
Agland Value	
Site Improvements	30,976
Total Value	90,669 87.18 Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	87.25	Total Misc Impr	+ 921
Roofing Adj	+ 4.70	Garage Cost	+ 7,997
Subfloor Adj	+ 2.43	Total RCN	= 116,880
Heat/Cool Adj	+ 4.80	Depreciation ( 95%)	- 111,036
Plumbing Adj	+ 4.63	Lump Sums	+ 6,439
Basement Adj	+ 0.00	RCNLD	= 12,283
Adj Base Cost	= 103.81	Lot Value	+ 47,410
Total Area	x 1,040	Indicated Value	= 59,693
Adjusted Cost	= 107,962	Value Per SqFt	57.40

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	9106	19x5		95	9.69		921
WODC	Wood Deck - Covered	153485	14x14		196	32.85		6,439



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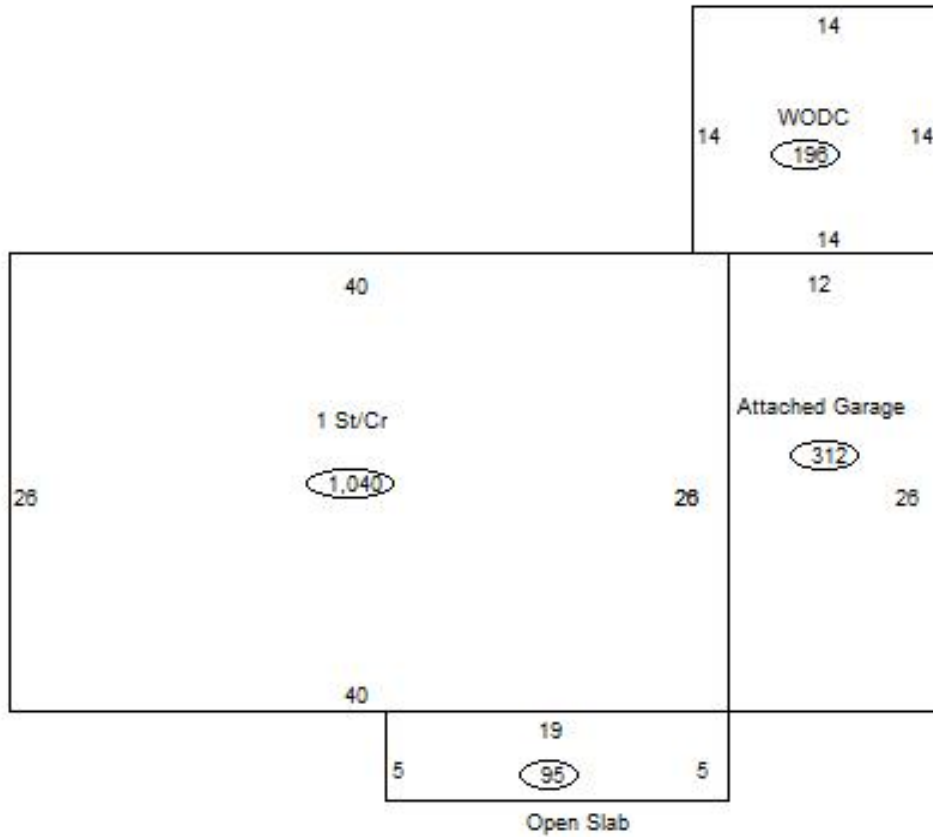
Date 04/17/2026

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### Sketch Image

660003691



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,040	1.000	1,040
2	M	PATO		13	Open Slab	95	1.000	95
3	G	1		13	Attached Garage	312	1.000	312
4	M	WODC		13	WODC	196	1.000	196
<b>Total Building Area</b>						<b>1,040</b>		<b>1,040</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	40x24x0			960
	Qual 4	Cond 3	Year 2014	Eff Age 9		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (37.96 x 960)		36,442	36,442	5,466		30,976