



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:07:23
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Assessment Data					Primary Image																																																																																																																				
Account 660003738 Parcel ID 000000-00-0-00630-001-0045 Cadastral ID 05-21-15-04040 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 111924 KIMBROUGH, JOHN H & NANCY H DERR CO-TRUSTEES 5651 E 480 RD CLAREMORE OK 74019-0000					<p>03/31/2022 10:13</p> <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0331\IMG_0023. 4/1/2022</p>																																																																																																																				
Parcel Location Situs 10640 MARSHALL DR Subdivision QUAIL CREEK AMENDED Lot/Block 0045 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 21 / 15 / 5 Neighborhood 1107 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.32246568 -95.72816443 LOT 45 BLOCK 1 QUAIL CREEK AMENDED					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data		Square-Foot - NBHD 1107 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.9619		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	41,902.00 x 1.13 = 47,349		
Factor Value			
Adjustments	1.0000		
Lot Value	47,349		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Frame, Siding, Wood
Base/Total Area	1,384 / 1,384
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,384
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	540 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1982 / 33

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	238,121	172.05	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	301,530		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	103.88	Total Misc Impr	+ 10,361
Roofing Adj	+ 4.41	Garage Cost	+ 14,575
Subfloor Adj	+ -1.15	Total RCN	= 203,168
Heat/Cool Adj	+ 11.47	Depreciation (43%)	- 87,362
Plumbing Adj	+ 10.17	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 115,806
Adj Base Cost	= 128.78	Lot Value	+ 47,349
Total Area	x 1,384	Indicated Value	= 163,155
Adjusted Cost	= 178,232	Value Per SqFt	117.89

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	115,806		
Lot Value	47,349		
Indicated Value	163,155	117.89	Per SqFt
Agland Value			
Site Improvements	76,309		
Total Value	239,464	173.02	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PATO	SLAB PORCH - OPEN	9215	15x10		150	10.42		1,563
PRCH	SLAB PORCH - COVERED	9216	26x6		156	23.73		3,702



Rogers

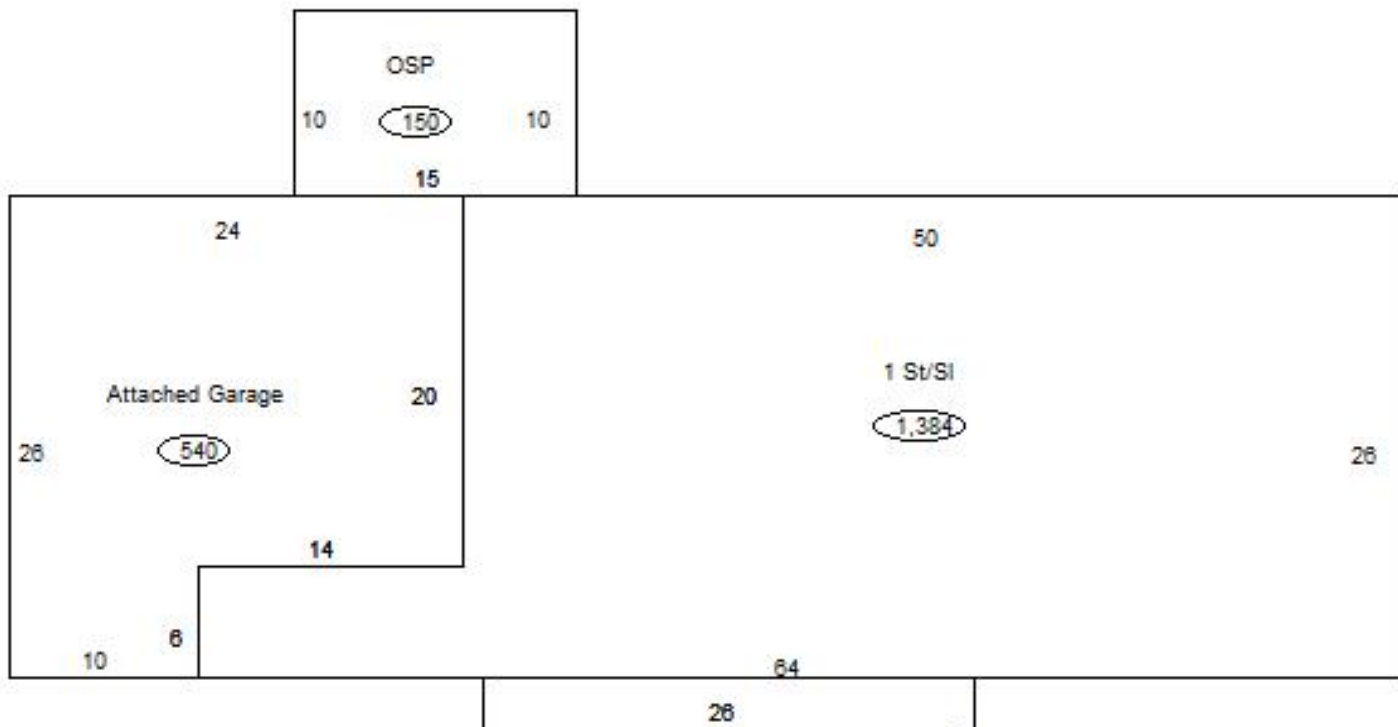
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,384	1.000	1,384
2	G	1		13	Attached Garage	540	1.000	540
3	M	PATO		13	Open Slab	150	1.000	150
4	M	PRCH		13	SLBC	156	1.000	156
Total Building Area						1,384		1,384



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			3,750
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (23.94 x 3,750) 89,775		Modifier Total	RCN 89,775	Depr (15% Phys/ % Func) 13,466	RCNLD 76,309
	STA	STG AVG	0x0x0			
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (7.02 x)		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD