



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 660003739 Parcel ID 000000-00-0-00630-001-0046 Cadastral ID 05-21-15-04050 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 336205 ROGERS, TYLER HARDY & AMBER DAWN DRAPER 5693 E 480 RD CLAREMORE OK 74019-0000 Parcel Location Situs 05693 E 480 RD Subdivision QUAIL CREEK AMENDED Lot/Block 0046 / 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 Lot/Long: 36.32245096 -95.72755591																																																																																																																									
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Lot Data	Square-Foot - NBHD 1107 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.0092 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 43,959.00 x 1.12 = 49,450 Factor Value Adjustments 1.0000 Lot Value 49,450		
\\tsclient\C\Users\Randy Necessary\Pictures\101_0331\IMG_0026. 4/1/2022		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,428 / 1,428
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.8 /
Basement Area	
Garage Type	648 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1988 / 29

Cost Approach				Manual : 01/2025			
Base Cost	105.66	Total Misc Impr	+ 8,144	Roofing Adj	+ 4.48	Garage Cost	+ 16,880
Subfloor Adj	+ 1.20	Total RCN	= 209,622	Heat/Cool Adj	+ 11.47	Depreciation (39%)	- 81,753
Plumbing Adj	+ 6.46	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 127,869
Adj Base Cost	= 129.27	Lot Value	+ 49,450	Total Area	x 1,428	Indicated Value	= 177,319
		Value Per SqFt	124.17	Adjusted Cost	= 184,598		

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	180,201	126.19	Per SqFt

Direct Comparables			
Selection Model	A Adam Test		
Adjustment Model	1 2022 Residential		
Comparables	2		
Indicated Value	262,440		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	127,869		
Lot Value	49,450		
Indicated Value	177,319	124.17	Per SqFt
Agland Value			
Site Improvements			
Total Value	177,319	124.17	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
PRCH	SLAB PORCH - COVERED	9219	8x8		64	24.07	1,540
PATO	SLAB PORCH - OPEN	9220	12x12		144	10.47	1,508



Rogers

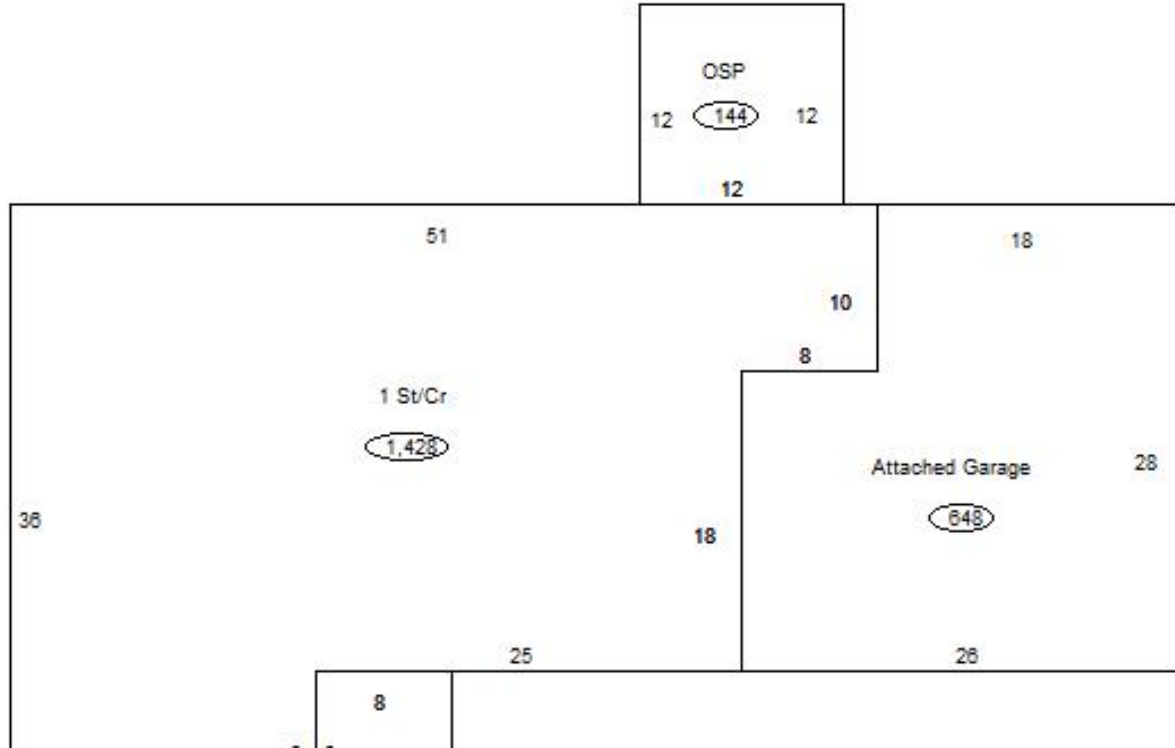
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Sketch Image

660003739



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,428	1.000	1,428
2	G	1		13	Attached Garage	648	1.000	648
3	M	PRCH		13	SLBC	64	1.000	64
4	M	PATO		13	Open Slab	144	1.000	144
Total Building Area						1,428		1,428



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual 2	Cond 3	Year	Eff Age	1520	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					
	STF	STG FAIR	0x0x0			
	Qual 2	Cond 3	Year	Eff Age	1520	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					