



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 660003744 Parcel ID 000000-00-0-00630-001-0051 Cadastral ID 05-21-15-04100 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 332647 TORRES, AGUSTIN ESPARZA & LUCILA LOPEZ NAVA ESPARZA 5855 E 480 RD CLAREMORE OK 74019-0000 Parcel Location Situs 05855 E 480 RD Subdivision QUAIL CREEK AMENDED Lot/Block 0051 / 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: 36.32249870 -95.72484209																																																																																																																									
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 colspan="5"> </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	0.9918		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	43,203.00 x 1.13 = 48,819		
Factor Value			
Adjustments	1.0000		
Lot Value	48,819		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	1,174 / 1,750
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,174
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1996 / 23

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	209,900	119.94	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	333,140		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	100.40	Total Misc Impr	+ 9,529
Roofing Adj	+ 3.54	Garage Cost	+ 14,049
Subfloor Adj	+ -1.65	Total RCN	= 244,236
Heat/Cool Adj	+ 12.64	Depreciation (28%)	- 68,386
Plumbing Adj	+ 11.16	Lump Sums	+ 5,556
Basement Adj	+ 0.00	RCNLD	= 181,406
Adj Base Cost	= 126.09	Lot Value	+ 48,819
Total Area	x 1,750	Indicated Value	= 230,225
Adjusted Cost	= 220,658	Value Per SqFt	131.56

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	181,406		
Lot Value	48,819		
Indicated Value	230,225	131.56	Per SqFt
Agland Value			
Site Improvements			
Total Value	230,225	131.56	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	9236		104	104	26.60		2,766
PATO	SLAB PORCH - OPEN	9237	10x10		100	11.48		1,148
WODO	WOOD DECK - OPEN	9238	468		468	16.96	30%	5,556



Rogers

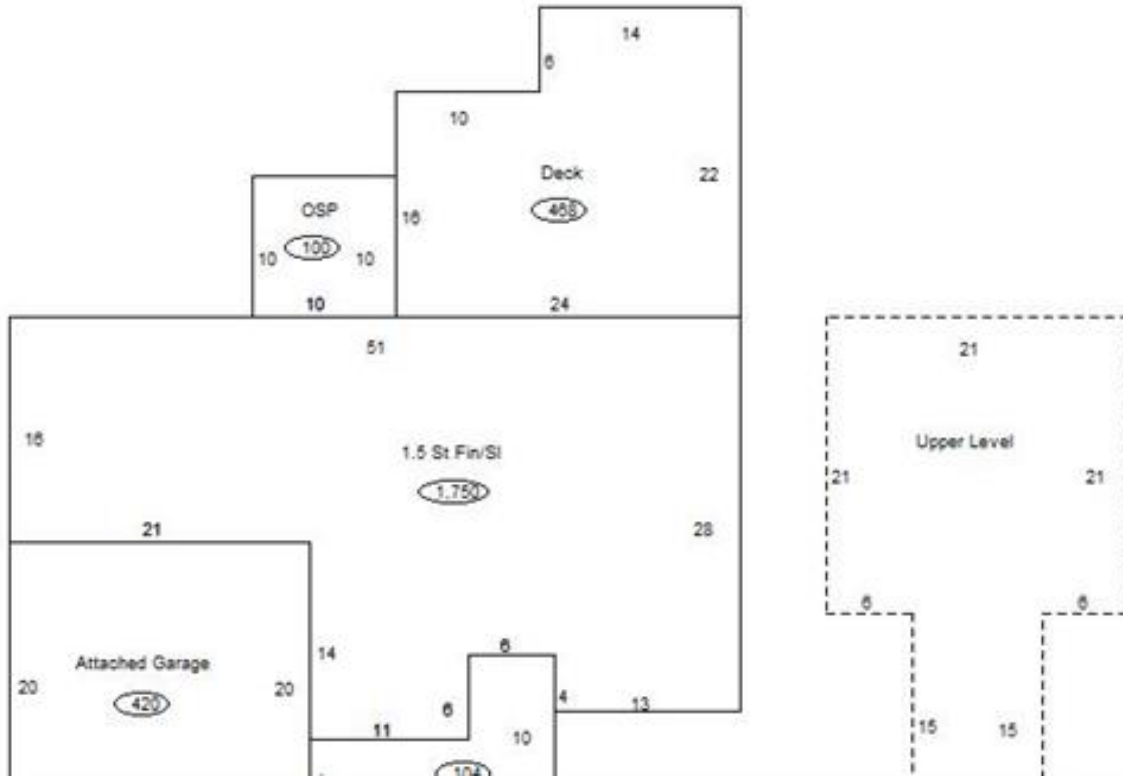
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Sketch Image

660003744



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,174	1.491	1,750
2	G	1		13	Attached Garage	420	1.000	420
3	M	PRCH		13	SLBC	104	1.000	104
4	M	PATO		13	Open Slab	100	1.000	100
5	M	WODO		13	WODO	468	1.000	468
6	U	^UL	Overhang	13	Upper Level	576	1.000	576
Total Building Area						1,174		1,750



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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)						