



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660003745 Parcel ID 000000-00-0-00630-001-0052 Cadastral ID 05-21-15-04110 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 268289 PHILLIPS, JOHN P & JANET K CO TRUSTEES 5865 E 480 RD CLAREMORE OK 74019-0000 Parcel Location Situs 05865 E 480 RD Subdivision QUAIL CREEK AMENDED Lot/Block 0052 / 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: 36.32249806 -95.72430344																																																																																																																									
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Lot Data		Square-Foot - NBHD 1107 #1		Primary Image						
Lot Size					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0331\IMG_0045. 4/1/2022</p>					
Lot Count										
Units Buildable	1									
Non-Ag Acres	1.1198									
Topography										
Street Access										
Utilities										
Amenities	LAND QUALITY									0
										0
Method	Square-Foot									
Base Lot Value	48,780.00 x 1.07 = 52,198									
Factor Value										
Adjustments	1.0000									
Lot Value	52,198									
Residential Data				GRM Approach						
Type	1 Single Family Residence			GRM Code						
Condition	3 - Average			Gross Rent 0.00						
Quality	3 - Average			Indicated Value						
Architecture				Multiple Regression						
Style	100% One Story			MRA Code 1 Test						
Exterior Wall	100% Veneer, Masonry			Adusted R 0.8445						
Base/Total Area	2,260 / 2,260			Indicated Value 282,260 124.89 Per SqFt						
Style	100% One Story			Direct Comparables						
HVAC	100% Warmed & Cooled Air			Selection Model A Adam Test						
Roof Cover	1 Composition Shingle			Adjustment Model 1 2022 Residential						
Area on Slab	2,260			Comparables 2						
Fixture/RghIn	14 /			Indicated Value 382,930 Per SqFt						
Bed/F/H Bath	3 / 2.5 /			Value Reconciliation						
Basement Area				Selected Approach Cost Approach						
Garage Type	616 Attached Garage - Unfinished			Improvements 249,364						
Remodel				Lot Value 52,198						
Year/Eff Age	1999 / 20			Indicated Value 301,562 133.43 Per SqFt						
Cost Approach				Value Reconciliation						
Manual : 01/2025				Selected Approach Cost Approach						
Base Cost	104.74	Total Misc Impr	+ 14,915	Improvements 249,364						
Roofing Adj	+ 4.57	Garage Cost	+ 18,751	Lot Value 52,198						
Subfloor Adj	+ -2.19	Total RCN	= 323,850	Indicated Value 301,562 133.43 Per SqFt						
Heat/Cool Adj	+ 12.64	Depreciation (23%)	- 74,486	Agland Value						
Plumbing Adj	+ 8.64	Lump Sums	+ 0	Site Improvements 13,680						
Basement Adj	+ 0.00	RCNLD	= 249,364	Total Value 315,242 139.49 Total Value Per SqFt						
Adj Base Cost	= 128.40	Lot Value	+ 52,198							
Total Area	x 2,260	Indicated Value	= 301,562							
Adjusted Cost	= 290,184	Value Per SqFt	133.43							
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	9242		59	59	26.74		1,578		
PRCH	SLAB PORCH - COVERED	9243		297	297	26.00		7,722		



Rogers

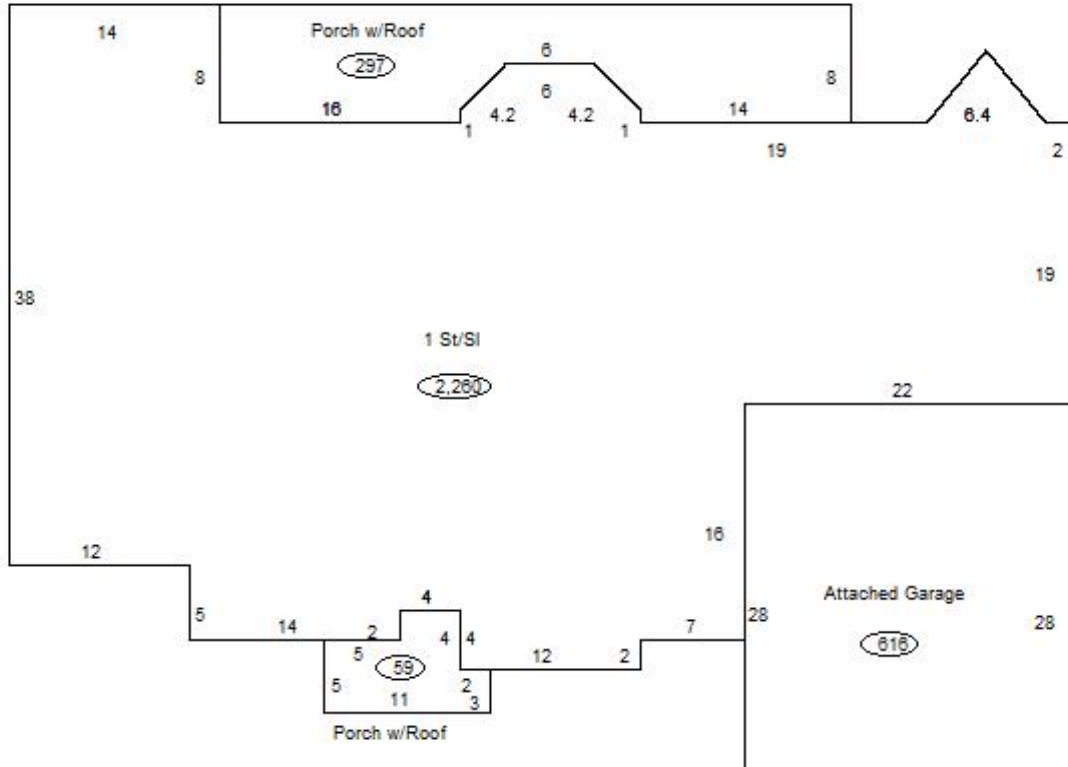
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Sketch Image

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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	2,260	1.000	2,260
2	G	1		13	Attached Garage	616	1.000	616
3	M	PRCH		13	SLBC	59	1.000	59
4	M	PRCH		13	SLBC	297	1.000	297
Total Building Area						2,260		2,260



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			900
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (16.00 x 900) 14,400		Modifier Total	RCN 14,400	Depr (5% Phys/ % Func) 720	RCNLD 13,680
	STF	STG FAIR	0x0x0			
	Qual		Cond	Year	Eff Age	
	Valuation Summary Base Cost (4.68 x)		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD