



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 660003746 Parcel ID 000000-00-0-00630-001-0053 Cadastral ID 05-21-15-04120 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 281980 MERRILL, TAMMY 5887 E 480 RD CLAREMORE OK 74019-0000 Parcel Location Situs 05887 E 480 RD Subdivision QUAIL CREEK AMENDED Lot/Block 0053 / 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: 36.32249785 -95.72374664 LOT 53 BLOCK 1 QUAIL CREEK AMENDED																																																																																																																									
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Lot Data		Square-Foot - NBHD 1107 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.1135		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	48,502.00 x 1.07 = 52,040		
Factor Value			
Adjustments	1.0000		
Lot Value	52,040		



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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	100% Veneer, Masonry
Base/Total Area	1,798 / 1,798
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,798
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	638 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	
Adjusted R	0.8445		
Indicated Value	211,535	117.65	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	306,830 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	95.85	Total Misc Impr	+ 10,524
Roofing Adj	+ 4.07	Garage Cost	+ 16,658
Subfloor Adj	+ -1.09	Total RCN	= 239,562
Heat/Cool Adj	+ 11.47	Depreciation (30%)	- 71,869
Plumbing Adj	+ 7.82	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 167,693
Adj Base Cost	= 118.12	Lot Value	+ 52,040
Total Area	x 1,798	Indicated Value	= 219,733
Adjusted Cost	= 212,380	Value Per SqFt	122.21

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	167,693		
Lot Value	52,040		
Indicated Value	219,733	122.21	Per SqFt
Agland Value			
Site Improvements	679		
Total Value	220,412	122.59	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	9246	28x8		224	23.49		5,262
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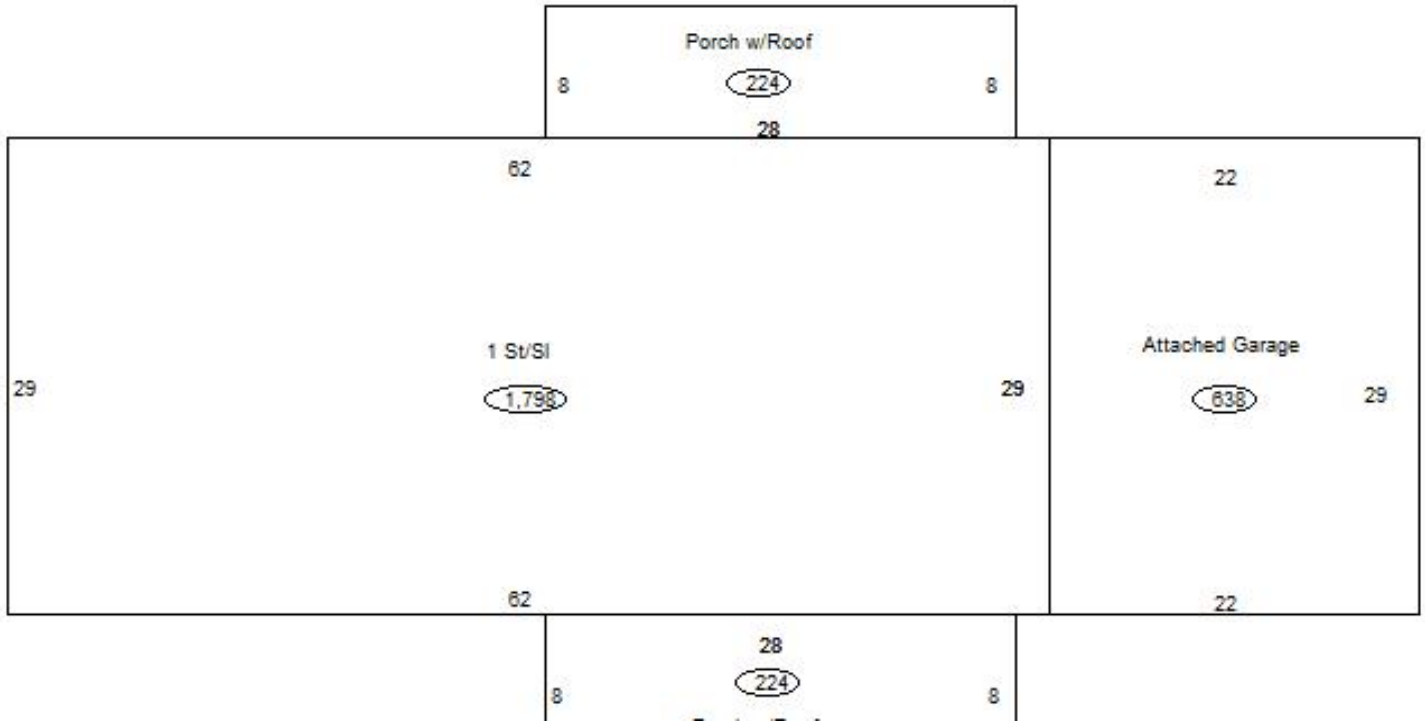
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Sketch Image

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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	1,798	1.000	1,798
2	G	1		13	Attached Garage	638	1.000	638
3	M	PRCH		13	SLBC	224	1.000	224
4	M	PRCH		13	SLBC	224	1.000	224
Total Building Area						1,798		1,798



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	12x14x0			168
	Qual	2	Cond 3	Year	Eff Age 1520	
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 168)		786		786 393	393
	LF	LOAFING SHED	8x14x0			112
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 112)		477		477 191	286
	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)					