



# 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	660003906				<p>\\tsclient\T\TOMMY DUNLAP\New folder (179)\IMG_0037.JPG 4/21/2023</p>				
Parcel ID	000000-00-0-10350-004-0006								
Cadastral ID	05-21-16-01510								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	333831								
OSBORNE FAMILY REVOCABLE TRUST									
1403 PARADISE PARKWAY CLAREMORE OK 74017-0000									
Parcel Location									
Situs	01403 PARADISE PKWY								
Subdivision	PARKWAY								
Lot/Block	0006 / 0004	Parcel Size	1 - Lots						
Sec/Twn/Rng	5 / 21 / 16 / 5								
Neighborhood	1183 - R-V01-SW CLAREMORE								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.32485391 -95.62443059									
Building Permits									
LOT 6 BLOCK 4 PARKWAY									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	/	OSBORNE, CAROLYN L	01/25/2021	0	4
					963/161	ANDERSON, PETE A	07/15/1994	65,000	Yes
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	0	Land Value	51,298	23,652	11%	2,602	Assessed	14,641	1,353.27
Year Frozen	0	Improvements	116,922	109,448		12,039	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-92.00
TIF Project ID	0	Total Value	168,220	133,100		14,641	Total Taxable	13,641	1,261.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660003906	OSBORNE FAMILY REVOCABLE	17	166,115	1000	13,215	1,221.00		
2024	2024-660003906	OSBORNE FAMILY REVOCABLE	17	170,102	1000	12,800	1,183.00		
2023	2023-660003906	OSBORNE FAMILY REVOCABLE	17	126,425	1000	12,399	1,136.00		
2022	2022-660003906	OSBORNE FAMILY REVOCABLE	17	118,260	1000	12,009	1,112.00		
2021	2021-660003906	OSBORNE FAMILY REVOCABLE	17	120,249	1000	12,227	1,080.00		
2020	2020-660003906	OSBORNE, MARTY F &	17	120,955	1000	12,102	1,108.00		
2019	2019-660003906	OSBORNE, MARTY F &	17	115,644	1000	11,721	1,086.00		
2018	2018-660003906	OSBORNE, MARTY F &	17	120,301	1000	12,233	1,130.00		
2017	2017-660003906	OSBORNE, MARTY F &	17	119,292	1000	12,122	1,113.00		
2016	2016-660003906	OSBORNE, MARTY F &	17	116,269	1000	11,790	1,107.00		
2015	2015-660003906	OSBORNE, MARTY F &	17	117,330	1000	11,521	1,039.00		
2014	2014-660003906	OSBORNE, MARTY F &	17	120,643	1000	11,156	1,034.00		
2013	2013-660003906	OSBORNE, MARTY F &	17	114,215	1000	10,802	988.00		



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Lot Data		Square-Foot - NBHD 1183 #1	
Lot Size			
Lot Count	1		
Units Buildable	10000		
Non-Ag Acres	0.2592		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	
		0	
Method	Square-Foot		
Base Lot Value	11,291.00 x 4.54 = 51,298		
Factor Value			
Adjustments	1.0000		
Lot Value	51,298		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	90% Frame, Siding, Vinyl 10% Veneer, Masonry
Base/Total Area	1,232 / 1,232
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,232
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	996 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1984 / 32

**GRM Approach**

GRM Code	
Gross Rent	0.00
Indicated Value	

**Multiple Regression**

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	195,204 158.44 Per SqFt

**Direct Comparables**

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	188,740 Per SqFt

**Value Reconciliation**

Selected Approach	Cost Approach
Improvements	116,922
Lot Value	51,298
Indicated Value	168,220 136.54 Per SqFt
Agland Value	
Site Improvements	
Total Value	168,220 136.54 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	102.85	Total Misc Impr	+ 16,796
Roofing Adj	+ 4.72	Garage Cost	+ 25,557
Subfloor Adj	+ -1.22	Total RCN	= 201,589
Heat/Cool Adj	+ 11.47	Depreciation ( 42%)	- 84,667
Plumbing Adj	+ 11.43	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 116,922
Adj Base Cost	= 129.25	Lot Value	+ 51,298
Total Area	x 1,232	Indicated Value	= 168,220
Adjusted Cost	= 159,236	Value Per SqFt	136.54

**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	9895		95	95	23.97		2,277
PRCH	SLAB PORCH - COVERED	9896		214	214	23.52		5,033
PATO	SLAB PORCH - OPEN	9898	30x18		540	8.13		4,390



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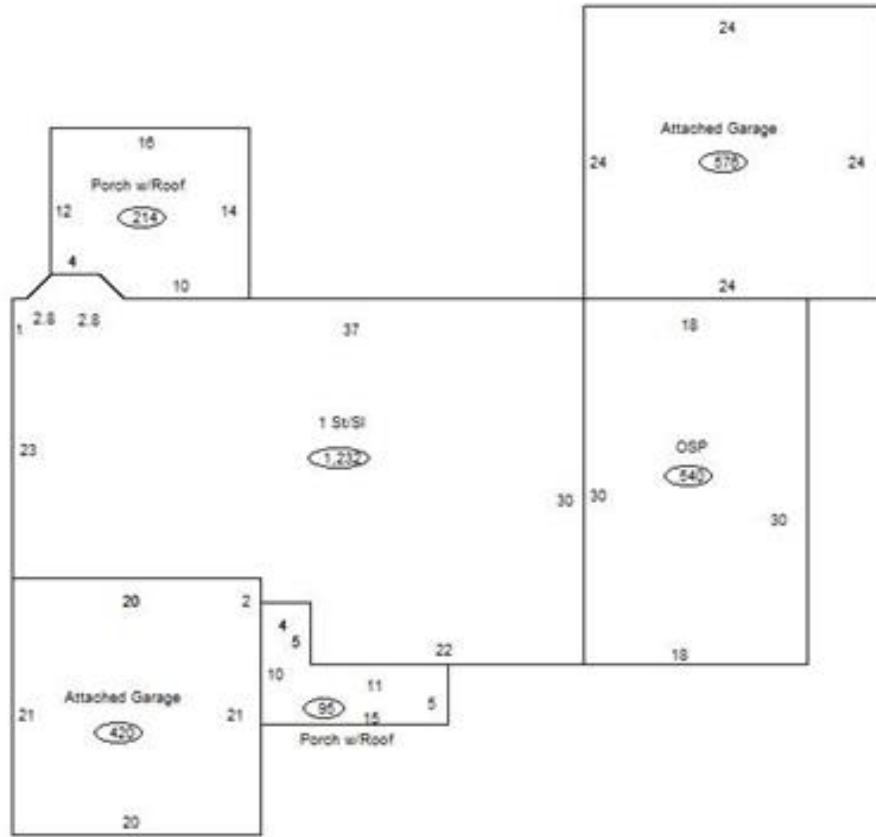
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Sketch Image

660003906



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,232	1.000	1,232
2	G	1		13	Attached Garage	420	1.000	420
3	M	PRCH		13	SLBC	95	1.000	95
4	M	PRCH		13	SLBC	214	1.000	214
5	G	1		13	Attached Garage	576	1.000	576
6	M	PATO		13	Open Slab	540	1.000	540
<b>Total Building Area</b>						1,232		1,232