



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:30:24
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Assessment Data					Primary Image																																																																																																																				
Account 660004434 Parcel ID 21N17E-05-4-00000-000-0000 Cadastral ID 05-21-17-01300 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 51014 ORTERY, RICHARD D 17695 E 480 RD CLAREMORE OK 74019-0000 Parcel Location Situs 17695 E 480 RD UNIT A Subdivision Lot/Block / Parcel Size 3 - Acres Sec/Twn/Rng 5 / 21 / 17 / 4 Neighborhood 2117 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.32576558 -95.51506396																																																																																																																									
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Lot Data	Square-Foot - NBHD 2117 #1
Lot Size	
Lot Count	
Units Buildable	0
Non-Ag Acres	
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Square-Foot
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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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% Frame, Siding, Wood
Base/Total Area	1,656 / 1,656
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,656
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	624 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1980 / 35

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adusted R	
Indicated Value	

Direct Comparables

Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach	
Improvements	124,744	
Lot Value		
Indicated Value	124,744	75.33 Per SqFt
Agland Value	292	
Site Improvements	1,168	
Total Value	126,204	76.21 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	93.83	Total Misc Impr	+	12,702
Roofing Adj	+ 4.33	Garage Cost	+	16,336
Subfloor Adj	+ -1.15	Total RCN	=	222,757
Heat/Cool Adj	+ 11.47	Depreciation (44%)	-	98,013
Plumbing Adj	+ 8.50	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	124,744
Adj Base Cost	= 116.98	Lot Value	+	
Total Area	x 1,656	Indicated Value	=	124,744
Adjusted Cost	= 193,719	Value Per SqFt		75.33

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	11475		328	328	23.19		7,606



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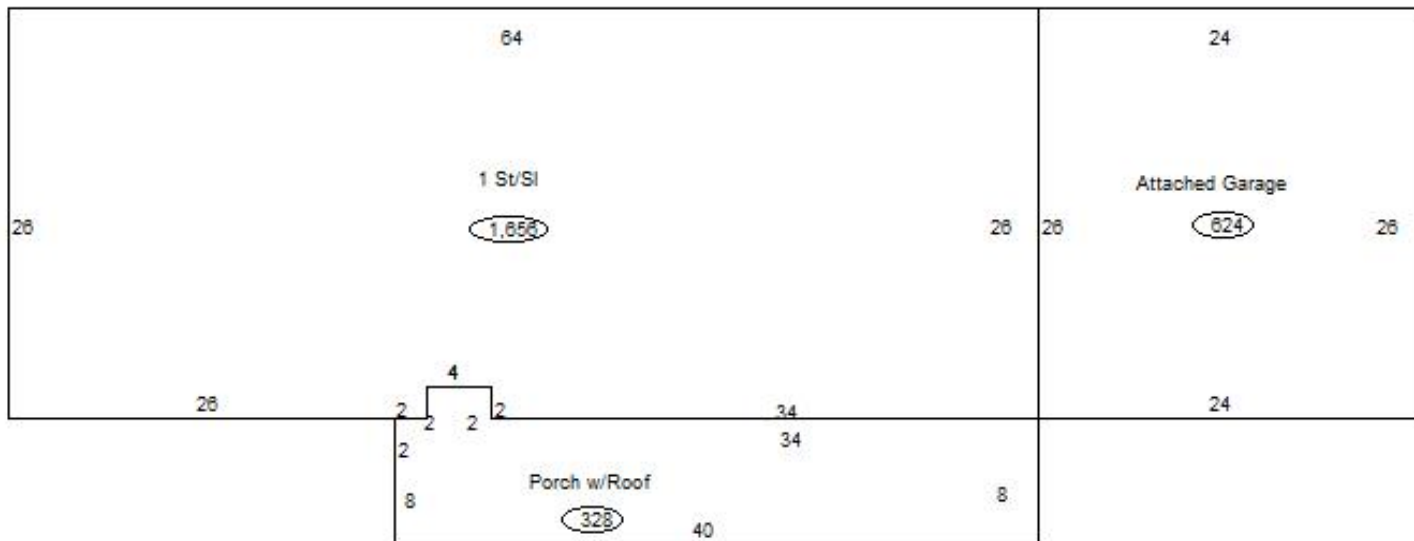
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Sketch Image

660004434



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,656	1.000	1,656
2	G	1		13	Attached Garage	624	1.000	624
3	M	PRCH		13	SLBC	328	1.000	328
Total Building Area						1,656		1,656



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	LF	LOAFING SHED	0x0x0			392	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD	
		Base Cost (4.26 x 392)	1,670		1,670	1,086	584
	LF	LOAFING SHED	0x0x0			392	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD	
		Base Cost (4.26 x 392)	1,670		1,670	1,086	584
	STF	STG FAIR	0x0x0				
	Qual	2	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
		Base Cost (4.68 x)					
	STF	STG FAIR	0x0x0				
	Qual	2	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
		Base Cost (4.68 x)					



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			1.880	122	122	230	230
BDC2	BATES-DENNIS SOILS 3-5% S	NTV PST	59			.090	142	142	13	13
HC	HECTOR STONY SANDY LOAM	NTV PST	20			1.030	48	48	49	49
NTV PST Totals						3.000			292	292
Total Agland						3.000			292	292