



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 660004439 Parcel ID 000000-00-0-00525-001-0001 Cadastral ID 05-21-17-01750 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 93 - JUSTUS/TRI-DISTRICT FIRE Name ID 327902 BECK, IAN K 17295 E 480 RD CLAREMORE OK 74019-0000 Parcel Location Situs 17295 E 480 RD Subdivision MOUNTAIN MEADOWS Lot/Block 0001 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 21 / 17 / 5 Neighborhood 1070 - R-V03-SE JUSTUS-SEQUOYAH School District S009 - JUSTUS-TIAWAH SCHOOLS					<p>660004439_006.JPG 8/11/2025</p>																																																																																																															
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Lot Data		Square-Foot - NBHD 1070 #1	
Lot Size			
Lot Count			
Units Buildable	11000		
Non-Ag Acres	2.2798		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	99,308.00 x .93 = 92,695		
Factor Value			
Adjustments	1.0000		
Lot Value	92,695		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	50% Veneer, Stone 50% Frame, Siding, Vinyl
Base/Total Area	1,338 / 1,338
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,338
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	600 Attached Garage - Unfinished
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	149,900	112.03	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	204,920		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	99.79	Total Misc Impr	+ 19,043
Roofing Adj	+ 4.16	Garage Cost	+ 13,422
Subfloor Adj	+ 0.00	Total RCN	= 201,254
Heat/Cool Adj	+ 10.30	Depreciation (44%)	- 88,552
Plumbing Adj	+ 11.90	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 112,702
Adj Base Cost	= 126.15	Lot Value	+ 92,695
Total Area	x 1,338	Indicated Value	= 205,397
Adjusted Cost	= 168,789	Value Per SqFt	153.51

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	112,702		
Lot Value	92,695		
Indicated Value	205,397	153.51	Per SqFt
Agland Value			
Site Improvements			
Total Value	205,397	153.51	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	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	11491		118	118	20.92		2,469
PRCH	SLAB PORCH - COVERED	11492	26x6		156	20.80		3,245
CPDT	CARPORT - DETACHED	119303	36x24		864	10.13		8,752



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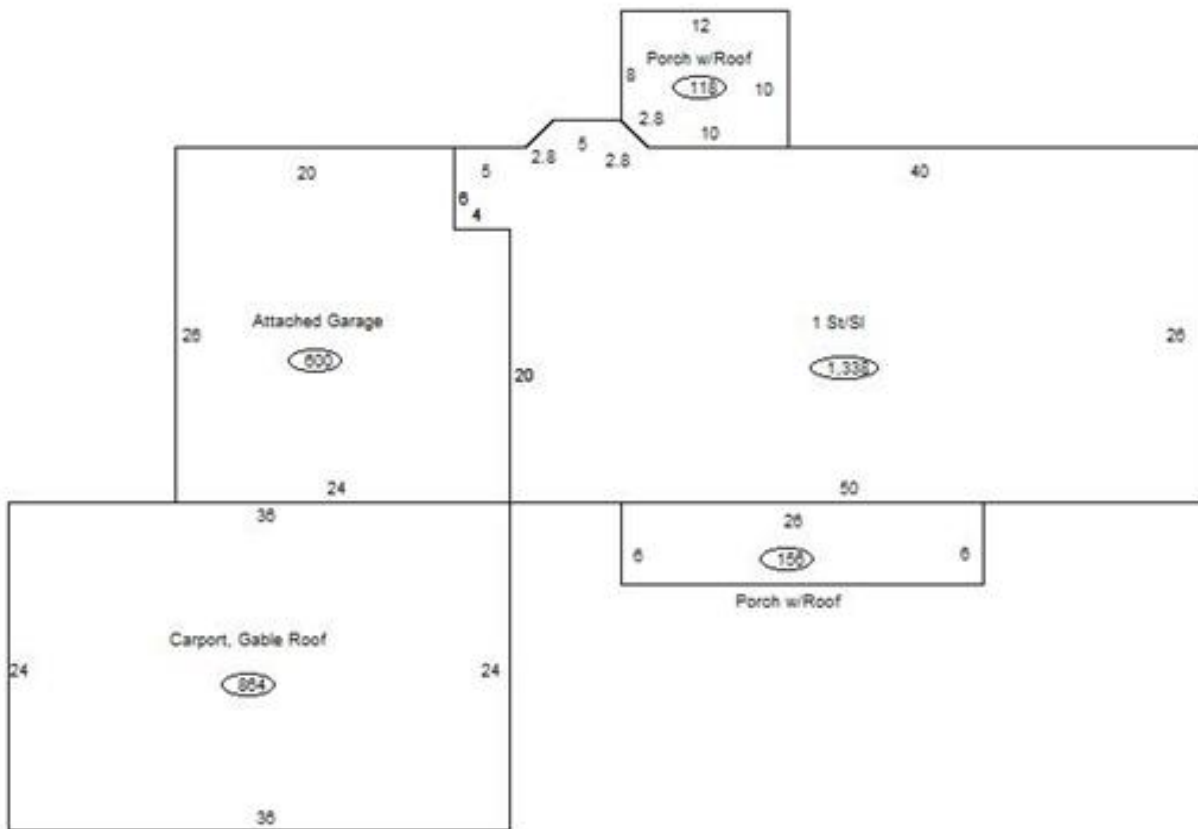
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Sketch Image

660004439



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,338	1.000	1,338
2	G	1		13	Attached Garage	600	1.000	600
3	M	PRCH		13	SLBC	118	1.000	118
4	M	PRCH		13	SLBC	156	1.000	156
5	G	3		13	Carport, Gable Roof	864	1.000	864
Total Building Area						1,338		1,338



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	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)				