



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 660005428 Parcel ID 000000-00-0-00708-001-0001 Cadastral ID 06-21-15-06530 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 274848 STEVENSON, ROGER & TONYA 4982 E 470 RD CLAREMORE OK 74019-1910 Parcel Location Situs 04982 E 470 RD Subdivision ROLLING MEADOWS PARK Lot/Block 0001 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 6 / 21 / 15 / 5 Neighborhood 1107 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																				
Legal Description Lat/Long: 36.33603236 -95.74080459 LOT 1 BLOCK 1 ROLLING MEADOWS PARK																																																																																																																				
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Lot Data		Square-Foot - NBHD 1107 #1	
Lot Size			
Lot Count			
Units Buildable	62291		
Non-Ag Acres	1.9324		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	84,177.00 x .86 = 72,374		
Factor Value			
Adjustments	1.0000		
Lot Value	72,374		



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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	1,540 / 1,540
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1977 / 37

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	134,103 87.08 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	206,870 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	107,939
Lot Value	72,374
Indicated Value	180,313 117.09 Per SqFt
Agland Value	
Site Improvements	15,703
Total Value	196,016 127.28 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	97.53	Total Misc Impr	+	9,250
Roofing Adj	+ 4.49	Garage Cost	+	
Subfloor Adj	+ 1.15	Total RCN	=	199,887
Heat/Cool Adj	+ 11.47	Depreciation (46%)	-	91,948
Plumbing Adj	+ 9.15	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	107,939
Adj Base Cost	= 123.79	Lot Value	+	72,374
Total Area	x 1,540	Indicated Value	=	180,313
Adjusted Cost	= 190,637	Value Per SqFt		117.09

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	12906	16x8		128	23.84		3,052
PRCH	SLAB PORCH - COVERED	12907	6x2		12	24.23		291
CPDT	CARPORT - DETACHED	12908	550		550	10.74		5,907



Rogers

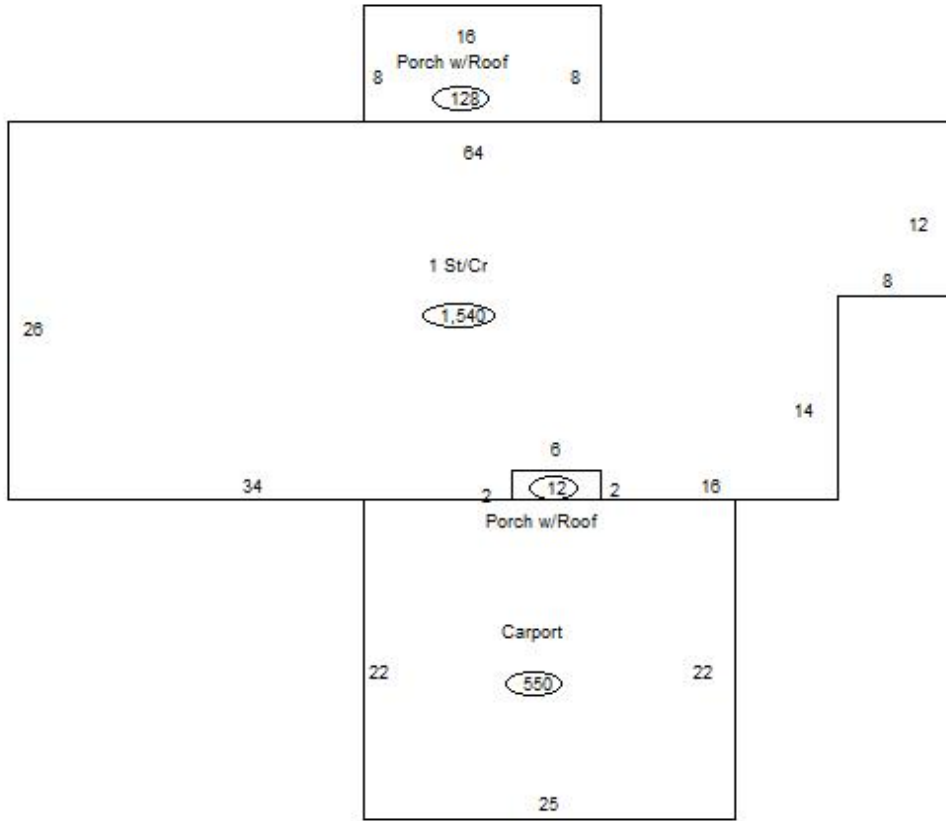
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,540	1.000	1,540
2	M	PRCH		13	SLBC	128	1.000	128
3	M	PRCH		13	SLBC	12	1.000	12
4	M	CPDT		13	Carport	550	1.000	550
Total Building Area						1,540		1,540



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			480
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (10.48 x 480) 5,030		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD
	DTGF	DETACHED GARAGE FAIR	0x0x0			1,120
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (16.00 x 1,120) 17,920		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD