



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	660005429				<p>C:\Users\RLN\Pictures\2018-05-23 05-23-18\05-23-18 149.JPG 5/25/2018</p>																			
Parcel ID	000000-00-0-00708-001-0002																							
Cadastral ID	06-21-15-06540																							
Property Type	REAL - Real Property																							
Property Class	RAP	VI Area 4																						
Tax Area	7 - OWASSO/LIMESTONE FIRE																							
Name ID	256475																							
CARTER, BEVERLY K																								
19072 S 4080 RD CLAREMORE OK 74019-0000																								
Parcel Location																								
Situs	19072 S 4080 RD																							
Subdivision	ROLLING MEADOWS PARK																							
Lot/Block	0002 / 0001	Parcel Size 2 - Lots																						
Sec/Twn/Rng	6 / 21 / 15 / 5																							
Neighborhood	1107 - R-V04-SW OWASSO																							
School District	S021 - OWASSO SCHOOLS																							
Legal Description Lat/Long: 36.33470764 -95.74079952																								
LOTS 2 & 3 BLOCK 1 ROLLING MEADOWS PARK																								
Building Permits																								
<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount															
Number	Description	Opened	Closed	Amount																				
Exemptions																								
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> <td>919/854</td> <td>FIELDEN, GARY W</td> <td>06/22/1993</td> <td>87,000</td> <td>No</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	H	Homestead	Yes	1,000	1,000	919/854	FIELDEN, GARY W	06/22/1993	87,000	No
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code															
H	Homestead	Yes	1,000	1,000	919/854	FIELDEN, GARY W	06/22/1993	87,000	No															
Sale History																								
Parcel Valuation																								
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax																
Remove Cap	0	Land Value	950	740	11%	81	Assessed	11,709	1,270.87															
Year Frozen	2013	Improvements	135,672	105,706		11,628	Penalty	0																
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-98.00															
TIF Project ID	0	Total Value	136,622	106,446		11,709	Total Taxable	10,709	1,173.00															
Assessment History																								
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax															
2025	2025-660005429	CARTER, BEVERLY K			7	132,072	1000	10,708	1,173.00															
2024	2024-660005429	CARTER, BEVERLY K			7	247,832	1000	10,708	1,196.00															
2023	2023-660005429	CARTER, BEVERLY K			7	197,999	1000	10,709	1,171.00															
2022	2022-660005429	CARTER, BEVERLY K			7	195,931	1000	10,709	1,216.00															
2021	2021-660005429	CARTER, BEVERLY K			7	200,379	1000	10,709	1,203.00															
2020	2020-660005429	CARTER, BEVERLY K			7	198,095	1000	10,709	1,201.00															
2019	2019-660005429	CARTER, BEVERLY K			7	192,786	1000	10,709	1,202.00															
2018	2018-660005429	CARTER, BEVERLY K			7	198,733	1000	10,710	1,164.00															
2017	2017-660005429	CARTER, BEVERLY K			7	197,464	1000	10,709	1,174.00															
2016	2016-660005429	CARTER, BEVERLY K			7	194,083	1000	10,709	1,175.00															
2015	2015-660005429	CARTER, BEVERLY K			7	192,978	1000	10,709	1,183.00															
2014	2014-660005429	CARTER, BEVERLY K			7	194,420	1000	10,709	1,192.00															
2013	2013-660005429	CARTER, BEVERLY K			7	106,446	1000	10,709	1,170.00															



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Lot Data	Square-Foot - NBHD 1107 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	0	
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
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	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	1,745 / 1,745
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,745
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	529 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1975 / 38

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	182,448	104.55	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	90,500		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.78	Total Misc Impr	+	11,199			
Roofing Adj	+ 4.38	Garage Cost	+	14,346			
Subfloor Adj	+ -1.15	Total RCN	=	244,630			
Heat/Cool Adj	+ 11.47	Depreciation (47%)	-	114,976			
Plumbing Adj	+ 8.07	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	129,654			
Adj Base Cost	= 125.55	Lot Value	+				
Total Area	x 1,745	Indicated Value	=	129,654			
Adjusted Cost	= 219,085	Value Per SqFt		74.30			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	129,654		
Lot Value			
Indicated Value	129,654	74.30	Per SqFt
Agland Value	950		
Site Improvements	6,018		
Total Value	136,622	78.29	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	12911		116	116	23.89		2,771
PRCH	SLAB PORCH - COVERED	12912	14x10		140	23.80		3,332



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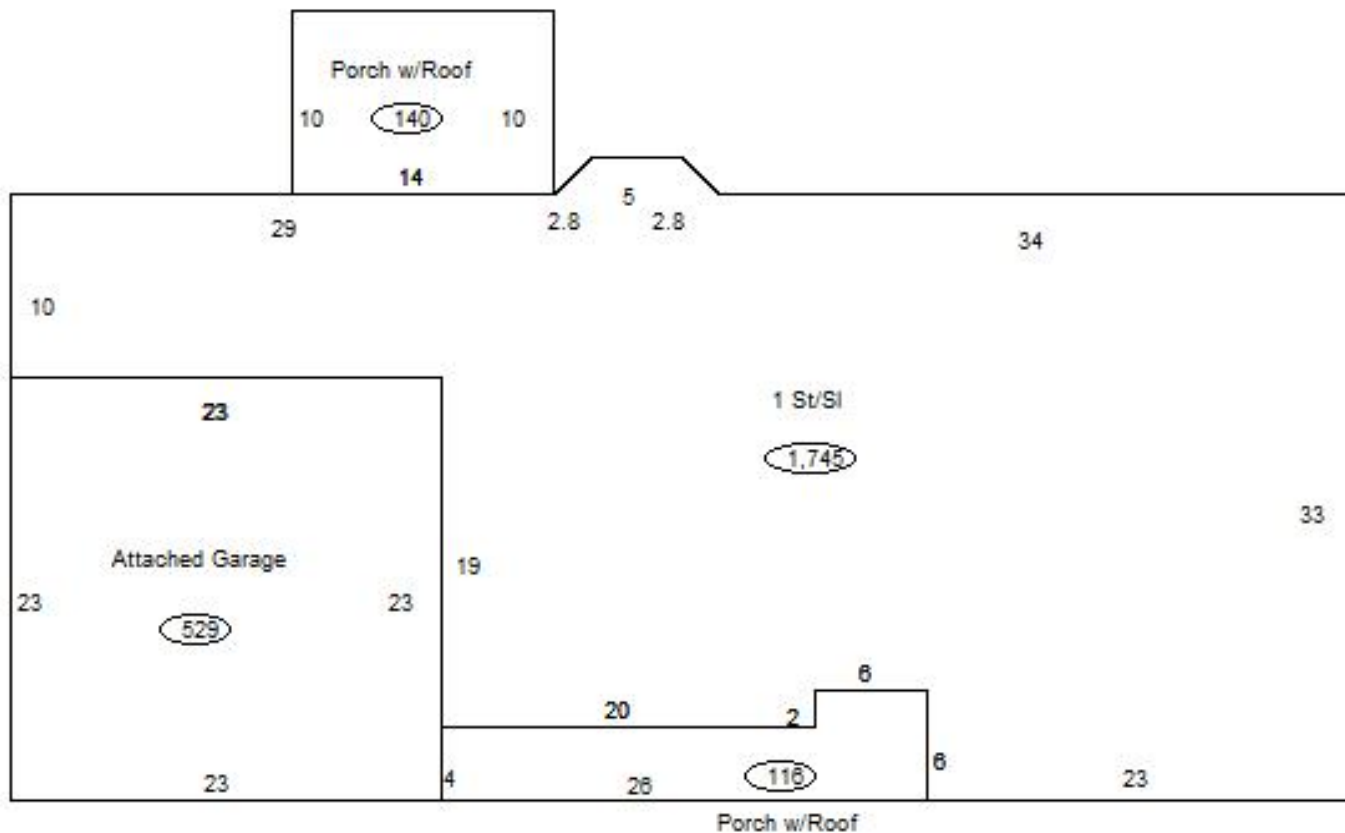
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Sketch Image

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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	1,745	1.000	1,745
2	G	1		13	Attached Garage	529	1.000	529
3	M	PRCH		13	SLBC	116	1.000	116
4	M	PRCH		13	SLBC	140	1.000	140
Total Building Area						1,745		1,745



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			1,200
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (10.21 x 1,200) 12,252		Modifier Total	RCN 12,252	Depr (55% Phys/ % Func) 6,739	RCNLD 5,513
	STF	STG FAIR	0x0x0			240
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (4.68 x 240) 1,123		Modifier Total	RCN 1,123	Depr (55% Phys/ % Func) 618	RCNLD 505



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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
NAB	NEWTONIA SILT LOAM 1-3% S	IMP PST	80			4.240	224	224	950	950
IMP PST Totals						4.240			950	950
Total Agland						4.240			950	950