



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660005431 Parcel ID 000000-00-0-00708-001-0004 Cadastral ID 06-21-15-06560 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 113124 WILLIS, WADE L OR GARY COOK 19202 S 4080 RD CLAREMORE OK 74019-0000 Parcel Location Situs 19202 S 4080 RD Subdivision ROLLING MEADOWS PARK Lot/Block 0004 / 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: 36.33333859 -95.74080061 LOT 4 BLOCK 1 ROLLING MEADOWS PARK																																																																																																																									
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Lot Data	Square-Foot - NBHD 1107 #1	Primary Image
Lot Size Lot Count Units Buildable 92347 Non-Ag Acres 2.158 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 94,004.00 x .81 = 75,773 Factor Value Adjustments 1.0000 Lot Value 75,773		

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, Wood
Base/Total Area	1,359 / 1,359
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,359
Fixture/RghIn	7 /
Bed/F/H Bath	2 / 1.5 /
Basement Area	
Garage Type	364 Carport - Gable Roof
Remodel	
Year/Eff Age	1981 / 34

\\tsclient\C\Users\Randy Necessary\Pictures\101_0414\IMG_0046. 4/18/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	137,477	101.16	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	244,480		Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	99.88	Total Misc Impr	+	4,351	
Roofing Adj	+ 4.16	Garage Cost	+	2,381	
Subfloor Adj	+ 0.00	Total RCN	=	170,410	
Heat/Cool Adj	+ 10.30	Depreciation (45%)	-	76,685	
Plumbing Adj	+ 6.10	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	93,725	
Adj Base Cost	= 120.44	Lot Value	+	75,773	
Total Area	x 1,359	Indicated Value	=	169,498	
Adjusted Cost	= 163,678	Value Per SqFt		124.72	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	93,725		
Lot Value	75,773		
Indicated Value	169,498	124.72	Per SqFt
Agland Value			
Site Improvements	10,566		
Total Value	180,064	132.50	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	12914	20x10		200	9.41		1,882
PRCH	SLAB PORCH - COVERED	12915	118		118	20.92		2,469



Rogers

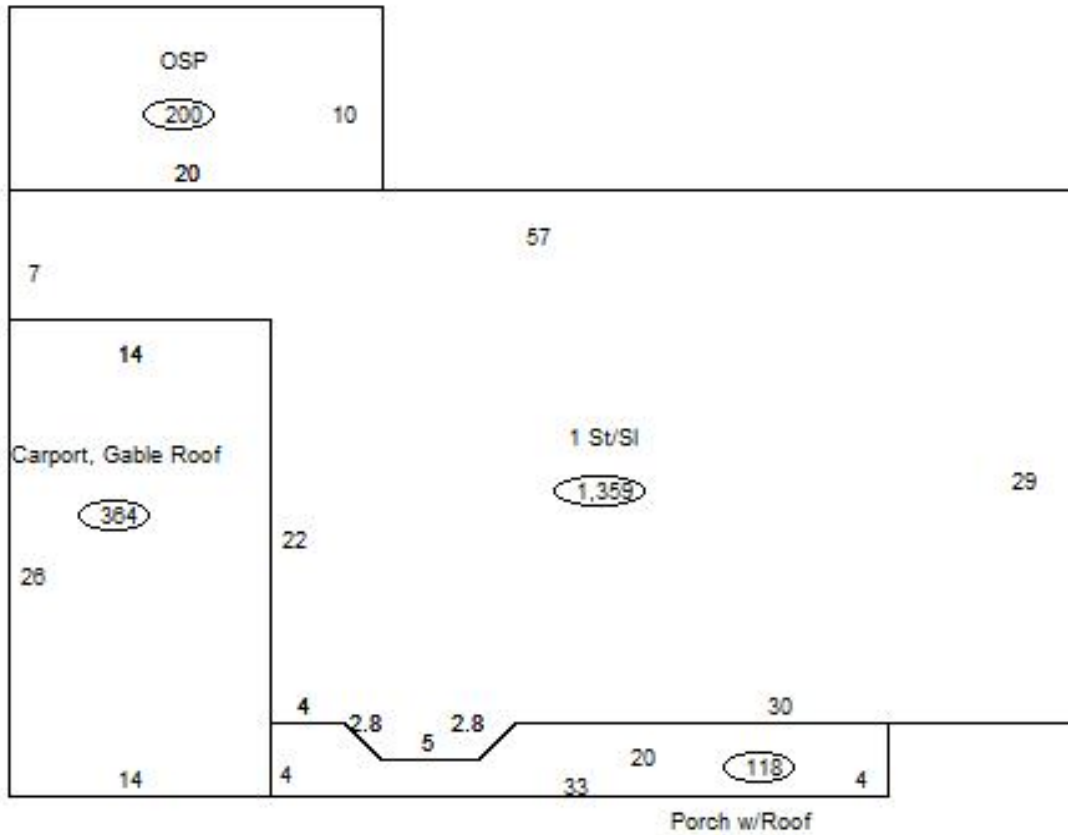
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,359	1.000	1,359
2	M	PATO		13	Open Slab	200	1.000	200
3	M	PRCH		13	SLBC	118	1.000	118
4	G	3		13	Carport, Gable Roof	364	1.000	364
Total Building Area						1,359		1,359



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			1,500
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (9.80 x 1,500) 14,700		Modifier Total	RCN 14,700	Depr (30% Phys/ % Func) 4,410	RCNLD 10,290
	LF	LOAFING SHED	0x0x0			432
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (4.26 x 432) 1,840		Modifier Total	RCN 1,840	Depr (85% Phys/ % Func) 1,564	RCNLD 276