



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 08:15:31  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660005432 <b>Parcel ID</b> 000000-00-0-00708-001-0005 <b>Cadastral ID</b> 06-21-15-06570 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 7 - OWASSO/LIMESTONE FIRE <b>Name ID</b> 291345 COONCE, TRAVIS L &  TARA J 19256 S 4080 RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 19256 S 4080 RD <b>Subdivision</b> ROLLING MEADOWS PARK <b>Lot/Block</b> 0005 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 6 / 21 / 15 / 5 <b>Neighborhood</b> 1107 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS					<p>04/14/2022 11:58</p> <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0414\IMG_0051. 4/18/2022</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.33243425 -95.74081784 LOT 5 BLOCK 1 ROLLING MEADOWS PARK																																																																																																																									
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Lot Data		Square-Foot - NBHD 1107 #1	
Lot Size			
Lot Count			
Units Buildable	100624		
Non-Ag Acres	2.1094		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	91,887.00 x .82 = 75,244		
Factor Value			
Adjustments	1.0000		
Lot Value	75,244		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,412 / 1,412
Style	100% One Story
HVAC	100% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1950 / 57

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	74,786	52.96	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	91.65	Total Misc Impr	+	0	
Roofing Adj	+ 4.12	Garage Cost	+		
Subfloor Adj	+ 2.42	Total RCN	=	144,730	
Heat/Cool Adj	+ 0.76	Depreciation ( 65%)	-	94,075	
Plumbing Adj	+ 3.55	Lump Sums	+	1,099	
Basement Adj	+ 0.00	RCNLD	=	51,754	
Adj Base Cost	= 102.50	Lot Value	+	75,244	
Total Area	x 1,412	Indicated Value	=	126,998	
Adjusted Cost	= 144,730	Value Per SqFt		89.94	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	51,754		
Lot Value	75,244		
Indicated Value	126,998	89.94	Per SqFt
Agland Value			
Site Improvements	3,686		
Total Value	130,684	92.55	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	153405	18x4		72	25.43	40%	1,099



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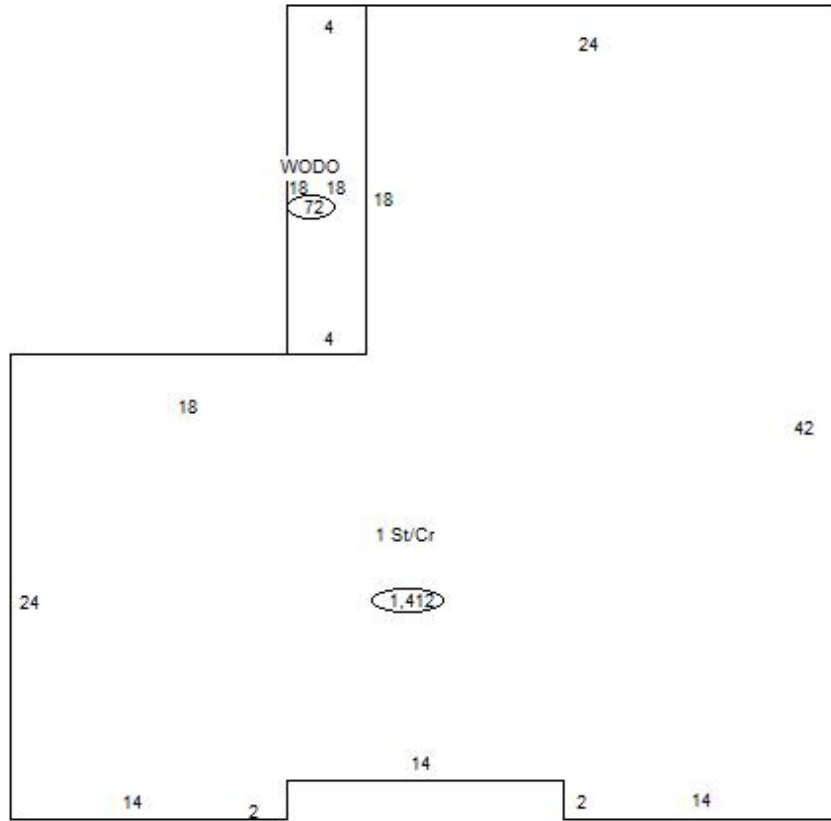
Date 04/17/2026

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### Sketch Image

660005432



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,412	1.000	1,412
2	M	WODO		10	WODO	72	1.000	72
<b>Total Building Area</b>						1,412		1,412



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			768
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (16.00 x 768)	12,288		12,288	8,602	3,686
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x )					