



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 07:46:05  
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Assessment Data					Primary Image																																																																																																															
<b>Account</b> 660005436 <b>Parcel ID</b> 000000-00-0-00708-001-0009 <b>Cadastral ID</b> 06-21-15-06610 <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> 302444 MILTER, GARY EVAN  4931 E 475 RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 04931 E 475 RD <b>Subdivision</b> ROLLING MEADOWS PARK <b>Lot/Block</b> 0009 / 0001 Parcel Size 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																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.32973724 -95.74182136 LOT 9 BLOCK 1 ROLLING MEADOWS PARK																																																																																																																				
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Lot Data		Square-Foot - NBHD 1107 #1	
Lot Size			
Lot Count			
Units Buildable	85378		
Non-Ag Acres	2.2382		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	97,494.00 x .79 = 76,646		
Factor Value			
Adjustments	1.0000		
Lot Value	76,646		



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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	50% Frame, Siding, Vinyl 50% Veneer, Stone
Base/Total Area	1,900 / 1,900
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,900
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1983 / 32

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	199,813 105.16 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	284,540 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	147,051
Lot Value	76,646
Indicated Value	223,697 117.74 Per SqFt
Agland Value	
Site Improvements	53,629
Total Value	277,326 145.96 Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	96.89	Total Misc Impr	+	12,839
Roofing Adj	+ 4.21	Garage Cost	+	
Subfloor Adj	+ -1.21	Total RCN	=	238,502
Heat/Cool Adj	+ 11.47	Depreciation ( 42%)	-	100,171
Plumbing Adj	+ 7.41	Lump Sums	+	8,720
Basement Adj	+ 0.00	RCNLD	=	147,051
Adj Base Cost	= 118.77	Lot Value	+	76,646
Total Area	x 1,900	Indicated Value	=	223,697
Adjusted Cost	= 225,663	Value Per SqFt		117.74

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	12931	30x10		300	23.25		6,975
CPDT	Carport - Detached	12932	26x21		546	10.74		5,864
WODO	Wood Deck - Open	12933	544		544	16.03		8,720



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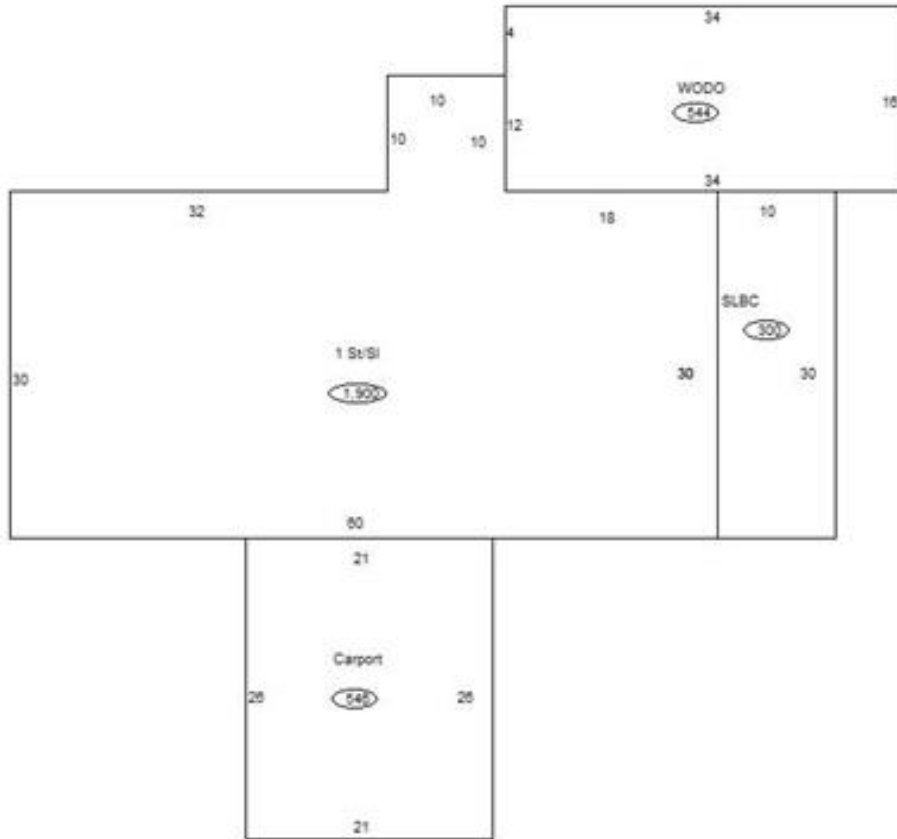
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Sketch Image

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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/SI	1,900	1.000	1,900
2	M	PRCH		13	SLBC	300	1.000	300
3	M	CPDT		13	Carport	546	1.000	546
4	M	WODO		13	WODO	544	1.000	544
<b>Total Building Area</b>						1,900		1,900



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	45x50x0			2,250
	Qual 4	Cond 4	Year	Eff Age		
	<b>Valuation Summary</b> Base Cost (31.78 x 2,250) 71,505		<b>Modifier Total</b>	<b>RCN</b> 71,505	<b>Depr (25% Phys/ % Func)</b> 17,876	<b>RCNLD</b> 53,629
	STF	STG FAIR	0x0x0			
	Qual 2	Cond 3	Year	Eff Age 1520		
	<b>Valuation Summary</b> Base Cost (4.68 x )		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>