



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 06:12:10  
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Assessment Data					Primary Image																																																																																																															
<b>Account</b> 660005449 <b>Parcel ID</b> 000000-00-0-00708-002-0006 <b>Cadastral ID</b> 06-21-15-06740 <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> 278339 VALENTO, DONNA LEIGH & CHRISTOPHER LEE COX  19806 S 4080 RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 19806 S 4080 RD <b>Subdivision</b> ROLLING MEADOWS PARK <b>Lot/Block</b> 0006 / 0002 <b>Parcel Size</b> .33 - 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: 36.32513722 -95.74070843 LOT 6 BLOCK 2 ROLLING MEADOWS PARK; LESS W 387' THEREOF.																																																																																																																				
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Lot Data		Square-Foot - NBHD 1107 #1	
Lot Size			
Lot Count			
Units Buildable	65260.8		
Non-Ag Acres	1.4753		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	64,265.00 x .95 = 61,025		
Factor Value			
Adjustments	1.0000		
Lot Value	61,025		



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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	40% Veneer, Masonry 60% Frame, Siding, Wood
Base/Total Area	1,262 / 1,262
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,262
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	420 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2001 / 19

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	182,936	144.96	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	228,330 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	103.49	Total Misc Impr	+	6,490	
Roofing Adj	+ 4.59	Garage Cost	+	12,100	
Subfloor Adj	+ -1.18	Total RCN	=	185,691	
Heat/Cool Adj	+ 11.47	Depreciation ( 24%)	-	44,566	
Plumbing Adj	+ 14.04	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	141,125	
Adj Base Cost	= 132.41	Lot Value	+	61,025	
Total Area	x 1,262	Indicated Value	=	202,150	
Adjusted Cost	= 167,101	Value Per SqFt		160.18	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	141,125		
Lot Value	61,025		
Indicated Value	202,150	160.18	Per SqFt
Agland Value			
Site Improvements	18,298		
Total Value	220,448	174.68	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	12966	7x4		28	24.18		677
PATO	SLAB PORCH - OPEN	12967	11x6		66	10.86		717

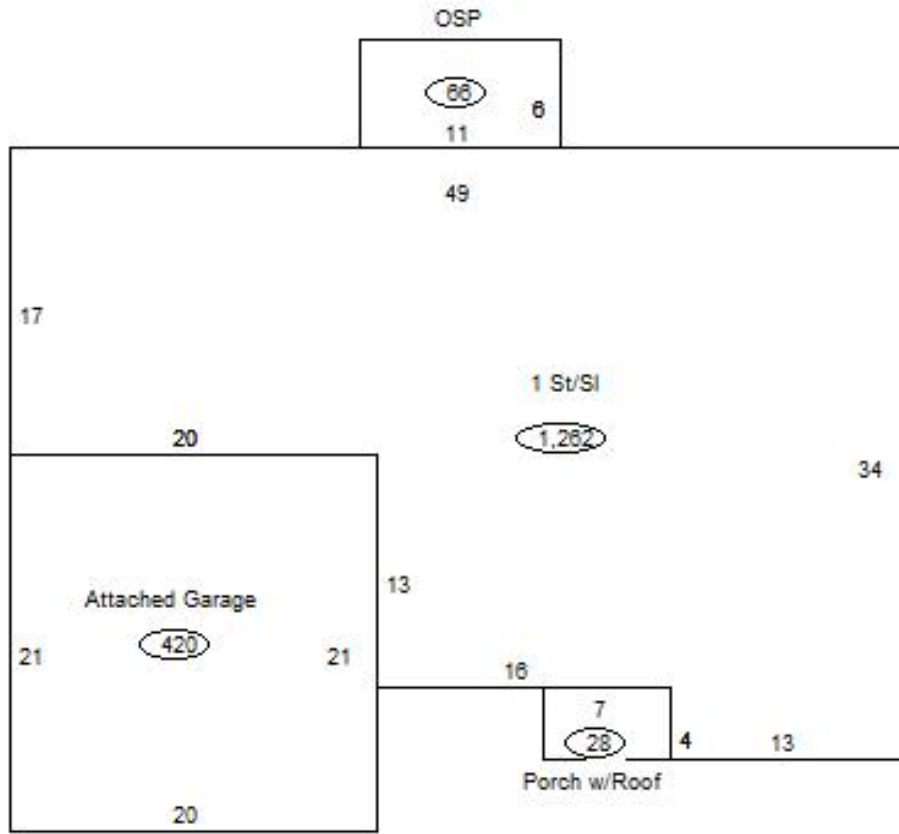


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Sketch Image

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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	1,262	1.000	1,262
2	G	1		13	Attached Garage	420	1.000	420
3	M	PRCH		13	SLBC	28	1.000	28
4	M	PATO		13	Open Slab	66	1.000	66
<b>Total Building Area</b>						1,262		1,262



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			780
	Qual 2	Cond 3	Year 2010	Eff Age 12		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (31.28 x 780)		24,398	24,398	6,100	18,298
	STF	STG FAIR	0x0x0			
	Qual 2	Cond 3	Year	Eff Age 1520		
	<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 )					