



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660005458 <b>Parcel ID</b> 000000-00-0-00708-003-0006 <b>Cadastral ID</b> 06-21-15-06830 <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> 113504 OSTDICKENBERG, OSCAR L &  DOROTHY TRUSTEES 19081 S ELM RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 19081 S ELM RD <b>Subdivision</b> ROLLING MEADOWS PARK <b>Lot/Block</b> 0006 / 0003 <b>Parcel Size</b> 2 - 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: 36.33512682 -95.74742976																																																																																																																									
<b>Legal Description</b> LOT 5 AND LOT 6 BLOCK 3 ROLLING MEADOWS PARK					<b>Building Permits</b> <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>9777</td> <td>R7 FOR NEW POLE BARN</td> <td>11/2005</td> <td>12/2006</td> <td>6,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	9777	R7 FOR NEW POLE BARN	11/2005	12/2006	6,000																																																																																																						
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Lot Data		Square-Foot - NBHD 1107 #1	
Lot Size			
Lot Count			
Units Buildable	163404		
Non-Ag Acres	6.4616		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	281,467.00 x .44 = 122,639		
Factor Value			
Adjustments	1.0000		
Lot Value	122,639		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	60% Frame, Siding, Vinyl 40% Veneer, Masonry
Base/Total Area	1,567 / 1,567
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,567
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	600 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1997 / 22

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	224,296 143.14 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	362,670 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	151,552
Lot Value	122,639
Indicated Value	274,191 174.98 Per SqFt
Agland Value	
Site Improvements	29,822
Total Value	304,013 194.01 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	100.27	Total Misc Impr	+ 3,291
Roofing Adj	+ 4.47	Garage Cost	+ 15,792
Subfloor Adj	+ -1.15	Total RCN	= 213,454
Heat/Cool Adj	+ 11.47	Depreciation ( 29%)	- 61,902
Plumbing Adj	+ 8.98	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 151,552
Adj Base Cost	= 124.04	Lot Value	+ 122,639
Total Area	x 1,567	Indicated Value	= 274,191
Adjusted Cost	= 194,371	Value Per SqFt	174.98

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2014	1	0.00		
PRCH	SLAB PORCH - COVERED	12983	4x3		12	24.23		291
SUN	Sunroom	12984	15x10		150	20.00		3,000



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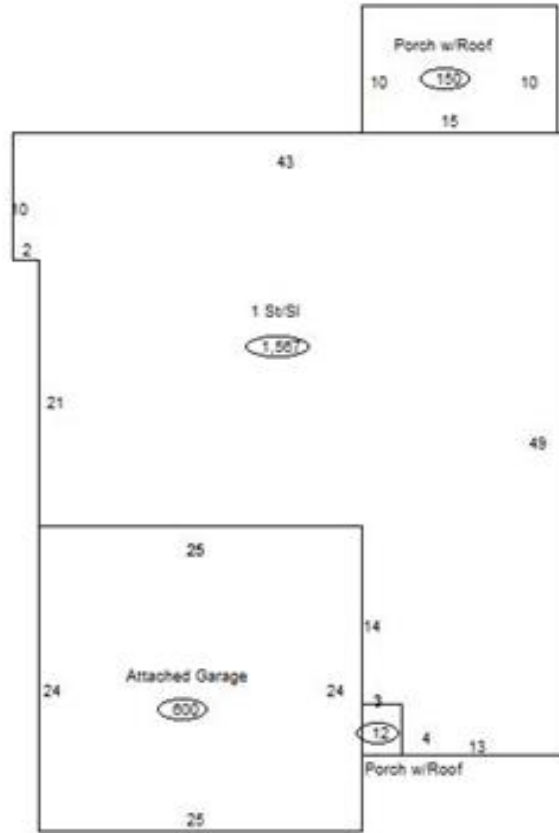
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Sketch Image

660005458



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,567	1.000	1,567
2	G	1		13	Attached Garage	600	1.000	600
3	M	PRCH		13	SLBC	12	1.000	12
4	M	SLBC		13	SLBC	150	1.000	150
<b>Total Building Area</b>						<b>1,567</b>		<b>1,567</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	STA	STG AVG				203	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (7.02 x 203)		1,425		1,425	1,425	
	BARN	BARN				1,728	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (9.49 x 1,728)		16,399		16,399	820	15,579
	STF	STG FAIR				196	
	Qual	2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (90% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x 196)		917		917	825	92
	DTGF	DETACHED GARAGE FAIR				1,200	
	Qual	2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (35% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (16.00 x 1,200)		19,200		19,200	6,720	12,480
	LF	LOAFING SHED				64	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.26 x 64)		273		273	27	246