



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 04:16:34  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660005459 <b>Parcel ID</b> 000000-00-0-00708-003-0008 <b>Cadastral ID</b> 06-21-15-06850 <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> 113524 BARCHENGER, RICHARD  4711 E 472 RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 04651 E 472 RD <b>Subdivision</b> ROLLING MEADOWS PARK <b>Lot/Block</b> 0008 / 0003 Parcel Size 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: 36.33470945 -95.74636675 LOTS 7 & 8 BLK 3 ROLLING MEADOWS PARK																																																																																																																									
<b>Exemptions</b> <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	<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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																	
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Lot Data		Square-Foot - NBHD 1107 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	418305							
Non-Ag Acres	4.913							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	214,011.00 x .49 = 105,775							
Factor Value								
Adjustments	1.0000							
Lot Value	105,775							
<b>Residential Data</b>								
Type								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/							
Style								
HVAC								
Roof Cover								
Area on Slab								
Fixture/RghIn	/							
Bed/F/H Bath	//							
Basement Area								
Garage Type								
Remodel								
Year/Eff Age	/							
<b>Cost Approach</b>		<b>Manual : 01/2025</b>						
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 105,775					
Total Area	x	Indicated Value	= 105,775					
Adjusted Cost	= 0	Value Per SqFt	0.00					
				<b>GRM Approach</b>				
				GRM Code				
				Gross Rent	0.00			
				Indicated Value				
				<b>Multiple Regression</b>				
				MRA Code				
				Adusted R				
				Indicated Value				
				<b>Direct Comparables</b>				
				Selection Model	A Adam Test			
				Adjustment Model	1 2022 Residential			
				Comparables				
				Indicated Value				
				<b>Value Reconciliation</b>				
				Selected Approach	Cost Approach			
				Improvements				
				Lot Value	105,775			
				Indicated Value	105,775 0.00 Per SqFt			
				Agland Value				
				Site Improvements				
				Total Value	105,775 0.00 Total Value Per SqFt			
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Lot Data		Primary Image																																					
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY  Method Base Lot Value Factor Value Adjustments Lot Value		<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0418\IMG_0059. 4/19/2022</p>																																					
<b>Residential Data</b> Type 6 Mobile Home 70 x 28 Condition 2.5 - Fair Quality 2.5 - Fair Architecture 6 MS ADJ Style 100% Double Wide Exterior Wall 100% Frame, Siding, Metal Base/Total Area 1,960 / 1,960 Style 100% Double Wide HVAC Roof Cover 1 Composition Shingle Area on Slab Fixture/RghIn / Bed/F/H Bath / / Basement Area Garage Type Remodel Year/Eff Age 1989 / 33																																							
<b>Cost Approach</b> Manual : 01/2025		<b>GRM Approach</b> GRM Code Gross Rent 0.00 Indicated Value																																					
<table border="1"> <tr> <td>Base Cost</td><td>30.11</td> <td>Total Misc Impr</td><td>+ 0</td> </tr> <tr> <td>Roofing Adj</td><td>+ 2.39</td> <td>Garage Cost</td><td>+ 0</td> </tr> <tr> <td>Subfloor Adj</td><td>+ 0.00</td> <td>Total RCN</td><td>= 72,736</td> </tr> <tr> <td>Heat/Cool Adj</td><td>+ 0.00</td> <td>Depreciation ( 71%)</td><td>- 51,643</td> </tr> <tr> <td>Plumbing Adj</td><td>+ 4.61</td> <td>Lump Sums</td><td>+ 0</td> </tr> <tr> <td>Basement Adj</td><td>+ 0.00</td> <td>RCNLD</td><td>= 21,093</td> </tr> <tr> <td>Adj Base Cost</td><td>= 37.11</td> <td>Lot Value</td><td>+ 0</td> </tr> <tr> <td>Total Area</td><td>x 1,960</td> <td>Indicated Value</td><td>= 21,093</td> </tr> <tr> <td>Adjusted Cost</td><td>= 72,736</td> <td>Value Per SqFt</td><td>10.76</td> </tr> </table>		Base Cost	30.11	Total Misc Impr	+ 0	Roofing Adj	+ 2.39	Garage Cost	+ 0	Subfloor Adj	+ 0.00	Total RCN	= 72,736	Heat/Cool Adj	+ 0.00	Depreciation ( 71%)	- 51,643	Plumbing Adj	+ 4.61	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 21,093	Adj Base Cost	= 37.11	Lot Value	+ 0	Total Area	x 1,960	Indicated Value	= 21,093	Adjusted Cost	= 72,736	Value Per SqFt	10.76	<b>Multiple Regression</b> MRA Code Adjusted R Indicated Value	
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Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		
Method			
Base Lot Value			
Factor Value		\\tsclient\C\Users\Randy Necessary\Pictures\101_0418\IMG_0058. 4/19/2022	
Adjustments		<b>GRM Approach</b>	
Lot Value		GRM Code	
<b>Residential Data</b>		Gross Rent 0.00	
Type	6 Mobile Home 80 x 14	Indicated Value	
Condition	1 - Low	<b>Multiple Regression</b>	
Quality	1.5 - Low	MRA Code	
Architecture	6 MS ADJ	Adusted R	
Style	100% Single Wide	Indicated Value	
Exterior Wall	100% Aluminum Sheet	<b>Direct Comparables</b>	
Base/Total Area	1,120 / 1,120	Selection Model A Adam Test	
Style	100% Single Wide	Adjustment Model 1 2022 Residential	
HVAC		Comparables	
Roof Cover	14 Metal, Ribbed	Indicated Value	
Area on Slab		<b>Value Reconciliation</b>	
Fixture/RghIn	/	Selected Approach Correlated Value	
Bed/F/H Bath	/ /	Improvements 500	
Basement Area		Lot Value	
Garage Type		Indicated Value 500 0.45 Per SqFt	
Remodel		Agland Value	
Year/Eff Age	1973 / 74	Site Improvements	
<b>Cost Approach</b>		Total Value 500 0.45 Total Value Per SqFt	
Manual : 01/2025			
Base Cost	28.79	Total Misc Impr	+ 0
Roofing Adj	+ 2.33	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 41,250
Heat/Cool Adj	+ 0.00	Depreciation ( 82%)	- 33,825
Plumbing Adj	+ 5.71	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 7,425
Adj Base Cost	= 36.83	Lot Value	+ 7,425
Total Area	x 1,120	Indicated Value	= 7,425
Adjusted Cost	= 41,250	Value Per SqFt	6.63
<b>Miscellaneous Improvements</b>			
Code	Description	Sketch ID	Size Year Units Unit Cost Depr Value