



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:03:21
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Assessment Data					Primary Image																																																																																																																				
Account 660005467 Parcel ID 000000-00-0-00708-004-0007 Cadastral ID 06-21-15-07020 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 334473 CROSBY, ALETA 4589 E 474 RD CLAREMORE OK 74019-0000 Parcel Location Situs 04589 E 474 RD Subdivision ROLLING MEADOWS PARK Lot/Block 0007 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 6 / 21 / 15 / 5 Neighborhood 1107 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0419\IMG_0013. 4/19/2022</p>																																																																																																																				
Legal Description Lot/Long: 36.33154188 -95.74640056 LOT 7 BLOCK 4 ROLLING MEADOWS PARK																																																																																																																									
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Lot Data		Square-Foot - NBHD 1107 #1	
Lot Size			
Lot Count			
Units Buildable	100176		
Non-Ag Acres	2.3202		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	101,070.00 x .77 = 77,540		
Factor Value			
Adjustments	1.0000		
Lot Value	77,540		



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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, Vinyl
Base/Total Area	1,312 / 1,312
Style	100% One Story
HVAC	100% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1945 / 61

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	82,472 62.86 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	260,900 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	42,574
Lot Value	77,540
Indicated Value	120,114 91.55 Per SqFt
Agland Value	
Site Improvements	19,914
Total Value	140,028 106.73 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	88.40	Total Misc Impr	+ 2,776
Roofing Adj	+ 4.00	Garage Cost	+ 0
Subfloor Adj	+ 2.31	Total RCN	= 133,044
Heat/Cool Adj	+ 0.76	Depreciation (68%)	- 90,470
Plumbing Adj	+ 3.82	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 42,574
Adj Base Cost	= 99.29	Lot Value	+ 77,540
Total Area	x 1,312	Indicated Value	= 120,114
Adjusted Cost	= 130,268	Value Per SqFt	91.55

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	12992	20x6		120	23.13		2,776



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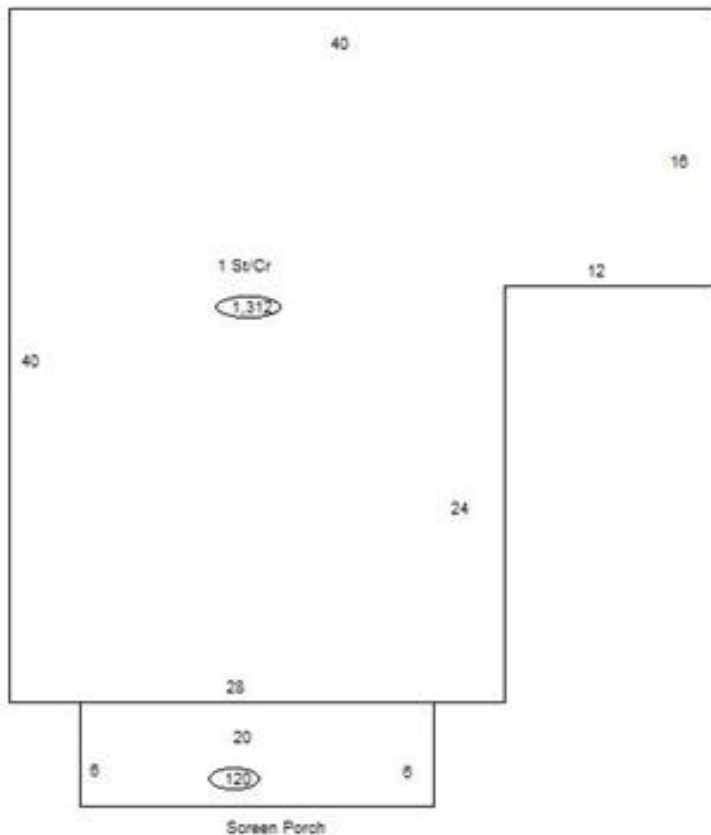
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,312	1.000	1,312
2	M	EPKS		10	Screen Porch	120	1.000	120
Total Building Area						1,312		1,312



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	20x24x0			480
	Qual 2	Cond 3	Year 2003	Eff Age	17	
	Valuation Summary Base Cost (29.97 x 480) 14,386		Modifier Total	RCN 14,386	Depr (40% Phys/ % Func) 5,754	RCNLD 8,632
	GRDT	GARAGE - DETACHED	20x24x0			480
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (29.38 x 480) 14,102		Modifier Total	RCN 14,102	Depr (20% Phys/ % Func) 2,820	RCNLD 11,282