



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 04:16:45
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Assessment Data					Primary Image																																																																																																																				
Account 660005474 Parcel ID 000000-00-0-00708-005-0003 Cadastral ID 06-21-15-07090 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 345480 KEMMLER, NIKOLAS MAXWELL 4662 E 474 RD CLAREMORE OK 74019-0000 Parcel Location Situs 04662 E 474 RD Subdivision ROLLING MEADOWS PARK Lot/Block 0003 / 0005 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_0037. 4/20/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.33057211 -95.74526039 LOT 3 BLOCK 5 ROLLING MEADOWS PARK																																																																																																																									
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Lot Data		Square-Foot - NBHD 1107 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	101408							
Non-Ag Acres	2.3459							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	102,186.00 x .76 = 77,819							
Factor Value								
Adjustments	1.7074							
Lot Value	132,865							
Residential Data				D:\Convert\Photos\660\005\474-01.jpg 10/12/2010				
Type				GRM Approach				
Condition	-			GRM Code				
Quality	-			Gross Rent 0.00				
Architecture				Indicated Value				
Style				Multiple Regression				
Exterior Wall				MRA Code				
Base/Total Area /				Adusted R				
Style				Indicated Value				
HVAC				Direct Comparables				
Roof Cover				Selection Model A Adam Test				
Area on Slab				Adjustment Model 1 2022 Residential				
Fixture/RghIn /				Comparables				
Bed/F/H Bath / /				Indicated Value				
Basement Area				Value Reconciliation				
Garage Type				Selected Approach Cost Approach				
Remodel				Improvements				
Year/Eff Age /				Lot Value 132,865				
Cost Approach		Manual : 01/2025		Indicated Value 132,865 0.00 Per SqFt				
Base Cost	0.00	Total Misc Impr	+ 0	Agland Value				
Roofing Adj	+ 0.00	Garage Cost	+ 0	Site Improvements 38,208				
Subfloor Adj	+ 0.00	Total RCN	= 0	Total Value 171,073 0.00 Total Value Per SqFt				
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	+ 132,865					
Total Area	x	Indicated Value	= 132,865					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	40x30x0			1,200
	Qual	2	Cond	Year	2017	Eff Age
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)
Base Cost (31.84 x 1,200)		38,208			38,208	38,208
	BARN	BARN	0x0x0			308
	Qual	3	Cond 3	Year		Eff Age
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)
Base Cost (10.48 x 308)		3,228			3,228	3,228
	STF	STG FAIR	0x0x0			
	Qual	2	Cond 3	Year		Eff Age 1520
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)
Base Cost (4.68 x)						
	STF	STG FAIR	0x0x0			
	Qual	2	Cond 3	Year		Eff Age 1520
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)
Base Cost (4.68 x)						



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Lot Data	
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	



\\tsclient\C\Users\Randy Necessary\Pictures\101_0419\IMG_0037. 4/20/2022

Residential Data	
Type	6 Mobile Home 48 x 24
Condition	4 - Good
Quality	5 - Very Good
Architecture	6 MS ADJ
Style	100% Double Wide
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	1,152 / 1,152
Style	100% Double Wide
HVAC	
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1981 / 27

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	169,026	146.72	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	47.11	Total Misc Impr	+		0
Roofing Adj	+ 4.32	Garage Cost	+		
Subfloor Adj	+ 0.00	Total RCN	=		87,759
Heat/Cool Adj	+ 0.00	Depreciation (63%)	-		55,288
Plumbing Adj	+ 24.75	Lump Sums	+		6,880
Basement Adj	+ 0.00	RCNLD	=		39,351
Adj Base Cost	= 76.18	Lot Value	+		
Total Area	x 1,152	Indicated Value	=		39,351
Adjusted Cost	= 87,759	Value Per SqFt			34.16

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	39,351		
Lot Value			
Indicated Value	39,351	34.16	Per SqFt
Agland Value			
Site Improvements			
Total Value	39,351	34.16	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	WOOD DECK - OPEN	139881	20x8		160	33.65	25%	4,038
WODO	WOOD DECK - OPEN	139882	10x10		100	37.89	25%	2,842



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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	14		13	Doublewide	1,152	1.000	1,152
2	M	WODO		13	WODO	160	1.000	160
3	M	WODO		13	WODO	100	1.000	100
Total Building Area						1,152		1,152