



# 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> 660005476 <b>Parcel ID</b> 000000-00-0-00708-005-0005 <b>Cadastral ID</b> 06-21-15-07110 <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> 325730 THURIK, VALERIE ANN  19423 S ELM RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 19423 S ELM RD <b>Subdivision</b> ROLLING MEADOWS PARK <b>Lot/Block</b> 0005 / 0005 <b>Parcel Size</b> 1 - 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> Lot/Long: 36.33056080 -95.74747359 LOT 5 BLOCK 5 ROLLING MEADOWS PARK																																																																																																																									
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Lot Data	Square-Foot - NBHD 1107 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 82127 <b>Non-Ag Acres</b> 2.0889 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 90,995.00 x .82 = 75,021 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 75,021		 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0419\IMG_0048. 4/20/2022</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2 - Fair
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Frame, Siding, Wood
<b>Base/Total Area</b>	1,248 / 1,248
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Forced Air Furnace
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	4 /
<b>Bed/F/H Bath</b>	3 / 1.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	
<b>Year/Eff Age</b>	1977 / 37

Cost Approach		Manual : 01/2025	
<b>Base Cost</b>	88.09	<b>Total Misc Impr</b>	+ 4,378
<b>Roofing Adj</b>	+ 3.96	<b>Garage Cost</b>	+ 0
<b>Subfloor Adj</b>	+ 2.31	<b>Total RCN</b>	= 133,396
<b>Heat/Cool Adj</b>	+ 5.00	<b>Depreciation ( 48%)</b>	- 64,030
<b>Plumbing Adj</b>	+ 4.02	<b>Lump Sums</b>	+ 0
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 69,366
<b>Adj Base Cost</b>	= 103.38	<b>Lot Value</b>	+ 75,021
<b>Total Area</b>	x 1,248	<b>Indicated Value</b>	= 144,387
<b>Adjusted Cost</b>	= 129,018	<b>Value Per SqFt</b>	115.69

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression	
<b>MRA Code</b>	1 Test
<b>Adusted R</b>	0.8445
<b>Indicated Value</b>	90,571 72.57 Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	1
<b>Indicated Value</b>	120,530 Per SqFt

Value Reconciliation	
<b>Selected Approach</b>	Cost Approach
<b>Improvements</b>	69,366
<b>Lot Value</b>	75,021
<b>Indicated Value</b>	144,387 115.69 Per SqFt
<b>Agland Value</b>	
<b>Site Improvements</b>	5,396
<b>Total Value</b>	149,783 120.02 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	13013	18x8		144	9.87		1,421
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	13014	16x8		128	23.10		2,957



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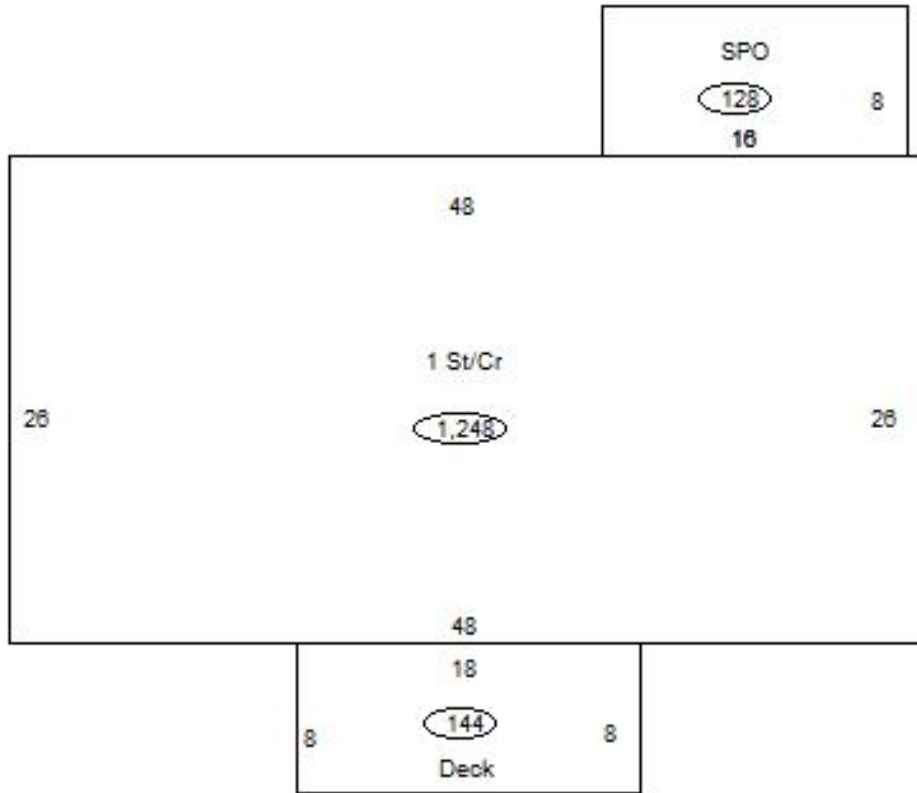
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### Sketch Image

660005476



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,248	1.000	1,248
2	M	PATO		13	WODO	144	1.000	144
3	M	EPKS		13	Screen Porch	128	1.000	128
<b>Total Building Area</b>						1,248		1,248



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			768
	Qual	3	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (55% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (10.48 x 768)	8,049		8,049	4,427	3,622
	BARN	BARN	0x0x0			320
	Qual	3	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (55% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (12.32 x 320)	3,942		3,942	2,168	1,774