



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660005483 Parcel ID 000000-00-0-00708-006-0002 Cadastral ID 06-21-15-07180 Property Type REAL - Real Property Property Class RAP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 284127 SMITH, TIMOTHY W 4804 E 475 RD CLAREMORE OK 74017-0000 Parcel Location Situs 04804 E 475 RD Subdivision ROLLING MEADOWS PARK Lot/Block 0002 / 0006 Parcel Size 1 - Lots Sec/Twn/Rng 6 / 21 / 15 / 5 Neighborhood 1107 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.32829899 -95.74415394 LOT 2 BLOCK 6 ROLLING MEADOWS PARK																																																																																																																									
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Units Buildable - ROLLING MEADOWS PARK (UNITS BUILDABLE)

Lot Size
Lot Count
Units Buildable
Non-Ag Acres 0
Topography
Street Access
Utilities
Amenities LAND QUALITY

Method Units-Buildable
Base Lot Value
Factor Value
Adjustments
Lot Value

Residential Data

Type 1 Single Family Residence
Condition 3 - Average
Quality 2 - Fair
Architecture
Style 100% One Story
Exterior Wall 75% Veneer, Stone 25% Frame, Siding, Wood
Base/Total Area 1,472 / 1,472
Style 100% One Story
HVAC 100% Warmed & Cooled Air
Roof Cover 1 Composition Shingle
Area on Slab 0
Fixture/RghIn 11 /
Bed/F/H Bath 3 / 2.0 /
Basement Area
Garage Type
Remodel
Year/Eff Age 1978 / 36

Cost Approach

Manual : 01/2025

Base Cost	99.28	Total Misc Impr	+	4,577
Roofing Adj	+ 3.99	Garage Cost	+	
Subfloor Adj	+ 2.34	Total RCN	=	187,841
Heat/Cool Adj	+ 10.30	Depreciation (47%)	-	88,285
Plumbing Adj	+ 8.59	Lump Sums	+	5,933
Basement Adj	+ 0.00	RCNLD	=	105,489
Adj Base Cost	= 124.50	Lot Value	+	
Total Area	x 1,472	Indicated Value	=	105,489
Adjusted Cost	= 183,264	Value Per SqFt		71.66

Primary Image



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GRM Approach

GRM Code
Gross Rent 0.00
Indicated Value

Multiple Regression

MRA Code
Adusted R
Indicated Value

Direct Comparables

Selection Model A Adam Test
Adjustment Model 1 2022 Residential
Comparables 1
Indicated Value 64,580 Per SqFt

Value Reconciliation

Selected Approach Cost Approach
Improvements 105,489
Lot Value
Indicated Value 105,489 71.66 Per SqFt
Aglard Value 589
Site Improvements 2,830
Total Value 108,908 73.99 Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,576.55		4,577
WODO	WOOD DECK - OPEN	13028	18x18		324	15.15	1%	4,860
WODO	WOOD DECK - OPEN	13029	8x8		64	25.79	35%	1,073



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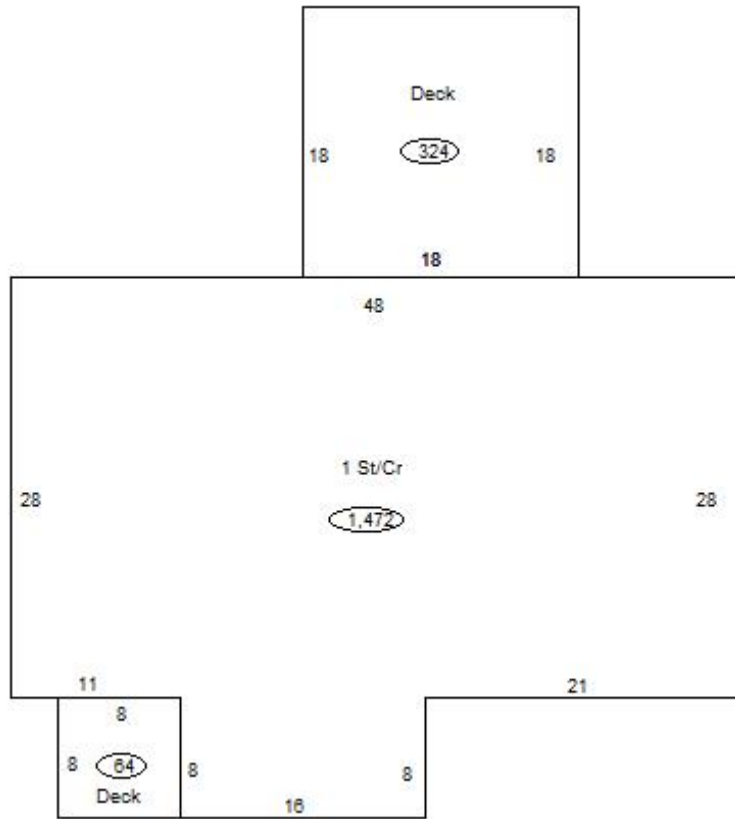
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Sketch Image

660005483



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,472	1.000	1,472
2	M	WODO		13	WODO	324	1.000	324
3	M	WODO		13	WODO	64	1.000	64
Total Building Area						1,472		1,472



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			600
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD
	Base Cost (10.48 x 600)		6,288	6,288	3,458	2,830
	STF	STG FAIR	0x0x0			
	Qual		Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CMB	CLAREMORE SILT LOAM 0-3%	NTV PST	45			4.120	108	108	445	445
NAB	NEWTONIA SILT LOAM 1-3% S	NTV PST	80			.750	192	192	144	144
NTV PST Totals						4.870			589	589
Total Agland						4.870			589	589