



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:13:52
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Assessment Data					Primary Image																																																																																																																				
Account 660005491 Parcel ID 000000-00-0-00708-006-0010 Cadastral ID 06-21-15-07260 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 277119 WATSON, WILFORD H III & CHRISTINA K 19622 S 4079 RD CLAREMORE OK 74019-0000																																																																																																																									
Parcel Location Situs 19622 S 4079 RD Subdivision ROLLING MEADOWS PARK Lot/Block 0010 / 0006 Parcel Size .5 - Lots Sec/Twn/Rng 6 / 21 / 15 / 5 Neighborhood 1107 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.32699454 -95.74308190 LOT 10 LESS S 320' BLOCK 6 ROLLING MEADOWS PARK					Building Permits <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>4979</td> <td></td> <td>01/2000</td> <td>06/2001</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	4979		01/2000	06/2001																																																																																																							
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Lot Data	Square-Foot - NBHD 1107 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	91273	
Non-Ag Acres	2.2147	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	96,474.00 x .79 = 76,391	
Factor Value		
Adjustments	1.0000	
Lot Value	76,391	

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	2,272 / 2,272
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1960 / 50

Cost Approach		Manual : 01/2025	
Base Cost	82.00	Total Misc Impr	+ 8,106
Roofing Adj	+ 3.72	Garage Cost	+
Subfloor Adj	+ 2.19	Total RCN	= 240,600
Heat/Cool Adj	+ 10.30	Depreciation (59%)	- 141,954
Plumbing Adj	+ 4.12	Lump Sums	+ 2,383
Basement Adj	+ 0.00	RCNLD	= 101,029
Adj Base Cost	= 102.33	Lot Value	+ 76,391
Total Area	x 2,272	Indicated Value	= 177,420
Adjusted Cost	= 232,494	Value Per SqFt	78.09



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	122,161	53.77	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	44,110 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	101,029		
Lot Value	76,391		
Indicated Value	177,420	78.09	Per SqFt
Agland Value			
Site Improvements	1,208		
Total Value	178,628	78.62	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	13050	24x8		192	20.69		3,972
PRCH	SLAB PORCH - COVERED	13051	200		200	20.67		4,134
WODO	WOOD DECK - OPEN	13052	19x13		247	17.54	45%	2,383



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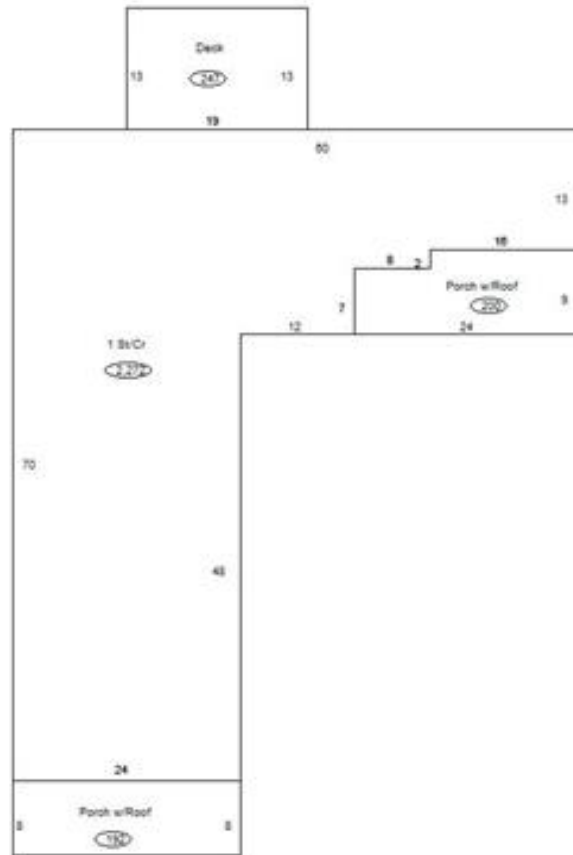
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Sketch Image

660005491



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	2,272	1.000	2,272
2	M	PRCH		13	SLBC	192	1.000	192
3	M	PRCH		13	SLBC	200	1.000	200
4	M	WODO		13	WODO	247	1.000	247
Total Building Area						2,272		2,272



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	10x21x0			210
	Qual	3	Cond 3	Year	Eff Age 1520	
Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)		RCNLD
Base Cost (11.51 x 210)		2,417		2,417 1,209		1,208