



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 660005494 Parcel ID 000000-00-0-00708-007-0003 Cadastral ID 06-21-15-07290 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 114024 RHODEN, JESSEE L & MARILYN A 4718 E 477 PL CLAREMORE OK 74019-0000																																																																																																																									
Parcel Location Situs 04718 E 477 PL Subdivision ROLLING MEADOWS PARK Lot/Block 0003 / 0007 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: 36.32465582 -95.74530920 LOT 3 BLOCK 7 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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 1107 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	215205	
Non-Ag Acres	4.8752	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	212,363.00 x .50 = 105,363	
Factor Value		
Adjustments	1.0000	
Lot Value	105,363	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	1,228 / 1,228
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,228
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1976 / 38

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	135,460	110.31	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	267,550 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	88,549		
Lot Value	105,363		
Indicated Value	193,912	157.91	Per SqFt
Agland Value			
Site Improvements	37,115		
Total Value	231,027	188.13	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	107.80	Total Misc Impr	+	10,810			
Roofing Adj	+ 4.63	Garage Cost	+				
Subfloor Adj	+ -1.20	Total RCN	=	167,073			
Heat/Cool Adj	+ 11.47	Depreciation (47%)	-	78,524			
Plumbing Adj	+ 4.55	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	88,549			
Adj Base Cost	= 127.25	Lot Value	+	105,363			
Total Area	x 1,228	Indicated Value	=	193,912			
Adjusted Cost	= 156,263	Value Per SqFt		157.91			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	Slab Porch - Covered	13059		244	244	23.42		5,714



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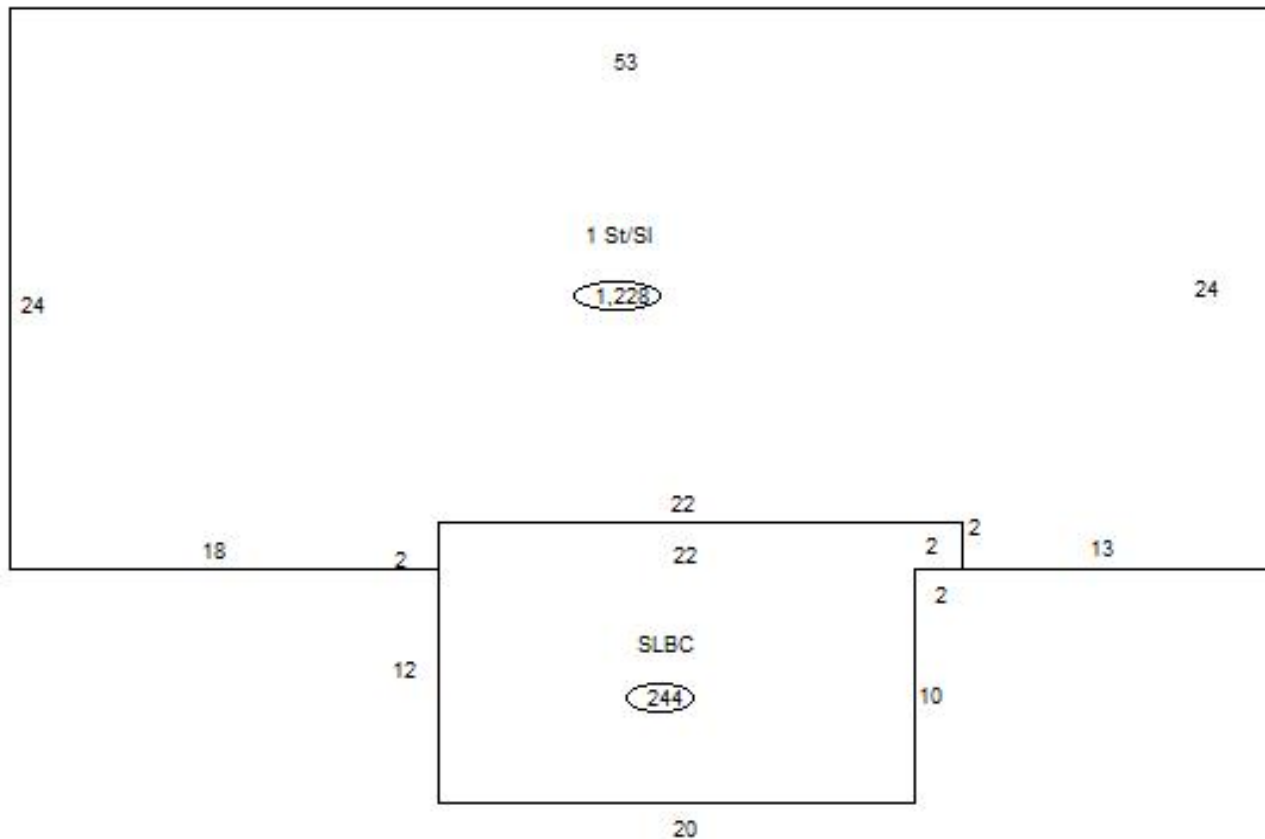
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,228	1.000	1,228
2	M	PRCH		10	SLBC	244	1.000	244
Total Building Area						1,228		1,228



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	0x0x0			1,200	
	Qual 2	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD	
	Base Cost (30.25 x 1,200)		36,300		36,300	1,815	34,485
	LT	LEAN-TO	0x0x0			200	
	Qual 3	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD	
	Base Cost (2.92 x 200)		584		584	292	292
	STF	STG FAIR	0x0x0			320	
	Qual 2	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x 320)		1,498		1,498	749	749
	LT	LEAN-TO	16x40x0			640	
	Qual 3	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD	
	Base Cost (2.92 x 640)		1,869		1,869	280	1,589