



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 660005664 Parcel ID 21N17E-06-4-00000-000-0000 Cadastral ID 06-21-17-00600 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 93 - JUSTUS/TRI-DISTRICT FIRE Name ID 323037 CLIFTON, DALTON & RANDI 16905 E 480 RD CLAREMORE OK 74019-0000 Parcel Location Situs 16905 E 480 RD Subdivision Lot/Block / Parcel Size 5 - Acres Sec/Twn/Rng 6 / 21 / 17 / 4 Neighborhood 2117 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS					<p>660005664_005.JPG 9/3/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.32301720 -95.52701594 E2 NE SW SE SE & NW SE SE SE & E2 SW SE SE SE & N 10' S 73.4' W 10' E 33' SW NE SE SE																																																																																																																									
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Lot Data	Square-Foot - NBHD 2117 #1	Primary Image
Lot Size Lot Count Units Buildable 5 Non-Ag Acres 5.0979 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 222,063.00 x .35 = 77,424 Factor Value Adjustments 1.0000 Lot Value 77,424		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,604 / 1,604
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	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1970 / 42

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 141,726 88.36 Per SqFt

Direct Comparables
Selection Model 1 Res Adjustment Model A2 AO Test Comparables Indicated Value

Cost Approach				Manual : 01/2025			
Base Cost	92.10	Total Misc Impr	+ 8,706				
Roofing Adj	+ 4.26	Garage Cost	+ 0				
Subfloor Adj	+ 1.15	Total RCN	= 193,952				
Heat/Cool Adj	+ 11.47	Depreciation (50%)	- 96,976				
Plumbing Adj	+ 6.51	Lump Sums	+ 2,803				
Basement Adj	+ 0.00	RCNLD	= 99,779				
Adj Base Cost	= 115.49	Lot Value	+ 77,424				
Total Area	x 1,604	Indicated Value	= 177,203				
Adjusted Cost	= 185,246	Value Per SqFt	110.48				

Value Reconciliation
Selected Approach Cost Approach Improvements 99,779 Lot Value 77,424 Indicated Value 177,203 110.48 Per SqFt Agland Value Site Improvements 25,624 Total Value 202,827 126.45 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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	13544		152	152	23.75		3,610
WODC	WOOD DECK - COVERED	119329	20x8	2013	160	39.82	56%	2,803



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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	Crawl	13	1 St/Cr	1,604	1.000	1,604
2	M	PRCH		13	SLBC	152	1.000	152
3	M	WODC		13	WODC	160	1.000	160
Total Building Area						1,604		1,604



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	30x30x0			900
	Qual	2	Cond 3	Year 2022	Eff Age 3	
	Valuation Summary Base Cost (29.97 x 900) 26,973		Modifier Total	RCN 26,973	Depr (5% Phys/ % Func) 1,349	RCNLD 25,624
	SHDS	Shed - Small	0x0x0			
	Qual		Cond	Year	Eff Age	
	Valuation Summary Base Cost (39.31 x)		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD