



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 01:56:06
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660005944 Parcel ID 000000-00-0-00705-001-0004 Cadastral ID 07-21-15-01040 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 344685 VUE, NOU & STEVE N XIONG 4099 E 483 RD OWASSO OK 74055-0000 Parcel Location Situs 04099 E 483 RD Subdivision ROLLING MEADOWS EXT Lot/Block 0004 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 7 / 21 / 15 / 5 Neighborhood 1106 - R-V01,4-SW CLAREMORE School District S021 - OWASSO SCHOOLS					<p style="text-align: right; color: orange;">04/27/2022 10:05</p> <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0427\IMG_0023. 4/29/2022</p>																																																																																																																				
Legal Description Lot/Long: 36.31784961 -95.75677177 LOT 4 BLOCK 1 ROLLING MEADOWS EXT																																																																																																																									
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Lot Data		Square-Foot - NBHD 1106 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	2.3625		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	102,912.00 x .95 = 97,874		
Factor Value			
Adjustments	1.4404		
Lot Value	140,975		



\\tsclient\C\Users\Randy Necessary\Pictures\101_0427\IMG_0023. 4/29/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,464 / 1,464
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,464
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	506 Attached Garage - Finished
Remodel	RMA -
Year/Eff Age	1977 / 23

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	196,695 134.35 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	40,950 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	149,304
Lot Value	140,975
Indicated Value	290,279 198.28 Per SqFt
Agland Value	
Site Improvements	37,737
Total Value	328,016 224.05 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	105.99	Total Misc Impr	+ 13,809
Roofing Adj	+ 4.25	Garage Cost	+ 17,361
Subfloor Adj	+ -1.11	Total RCN	= 213,292
Heat/Cool Adj	+ 11.47	Depreciation (30%)	- 63,988
Plumbing Adj	+ 3.80	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 149,304
Adj Base Cost	= 124.40	Lot Value	+ 140,975
Total Area	x 1,464	Indicated Value	= 290,279
Adjusted Cost	= 182,122	Value Per SqFt	198.28

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	13939	23x12		276	23.32		6,436
PRCH	Slab Porch - Covered	13940	19x5		95	23.97		2,277



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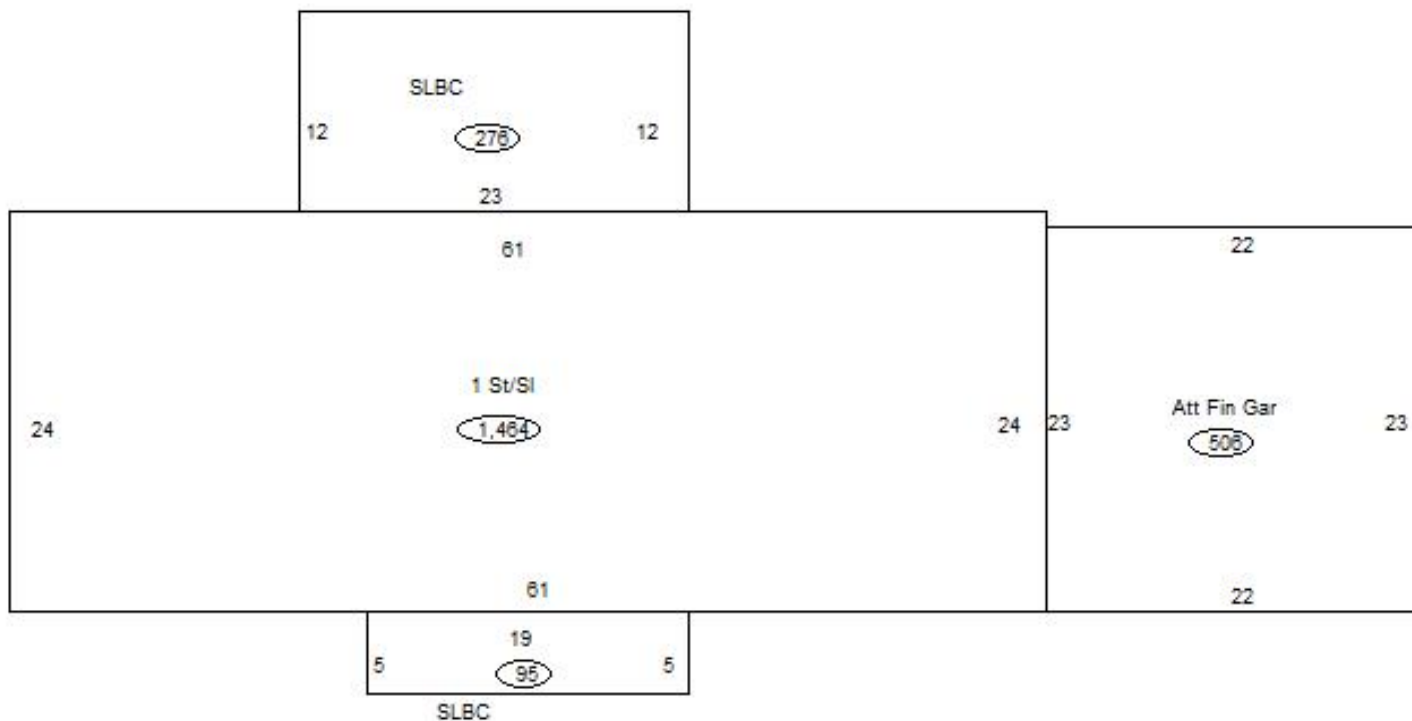
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Sketch Image

660005944



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,464	1.000	1,464
2	M	PRCH		13	SLBC	276	1.000	276
3	M	PRCH		13	SLBC	95	1.000	95
4	G	5		13	Att Fin Gar	506	1.000	506
Total Building Area						1,464		1,464



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	30x40x8	Concrete	Formed Metal	1,200
	Qual 3	Cond 3	Year 2024	Eff Age 2		
		Valuation Summary	Modifier Total	RCN	Depr (3% Phys/ % Func)	RCNLD
		Base Cost (32.42 x 1,200)	38,904	38,904	1,167	37,737