



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 04:17:09
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Assessment Data					Primary Image																																																																																																																				
Account 660005949 Parcel ID 000000-00-0-00705-001-0011 Cadastral ID 07-21-15-01110 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 311952 LAWRENCE, JASON A & HANNAH E 4494 E 483 RD OWASSO OK 74055-0000 Parcel Location Situs 04494 E 483 RD Subdivision ROLLING MEADOWS EXT Lot/Block 0011 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 7 / 21 / 15 / 5 Neighborhood 1106 - R-V01,4-SW CLAREMORE School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.31693502 -95.74989271																																																																																																																									
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Lot Data		Square-Foot - NBHD 1106 #1	
Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres	2.2842		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	99,501.00 x .97 = 96,681		
Factor Value			
Adjustments	1.0000		
Lot Value	96,681		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Wood
Base/Total Area	2,057 / 3,784
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,057
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	624 Detached Garage - Unfinished
Remodel	
Year/Eff Age	2008 / 14

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	448,532	118.53	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	87.63	Total Misc Impr	+ 50,638				
Roofing Adj	+ 2.85	Garage Cost	+ 29,509				
Subfloor Adj	+ -1.95	Total RCN	= 492,262				
Heat/Cool Adj	+ 14.47	Depreciation (14%)	- 68,917				
Plumbing Adj	+ 5.91	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 423,345				
Adj Base Cost	= 108.91	Lot Value	+ 96,681				
Total Area	x 3,784	Indicated Value	= 520,026				
Adjusted Cost	= 412,115	Value Per SqFt	137.43				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	423,345		
Lot Value	96,681		
Indicated Value	520,026	137.43	Per SqFt
Agland Value			
Site Improvements	8,341		
Total Value	528,367	139.63	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	6,429.63		6,430
EPSW	ENCLOSED PORCH - SOLID WALL	13950	24x12		288	74.97		21,591
PRCH	SLAB PORCH - COVERED	13952	328		328	28.38		9,309
PRCH	SLAB PORCH - COVERED	13953	53x9		477	27.90		13,308



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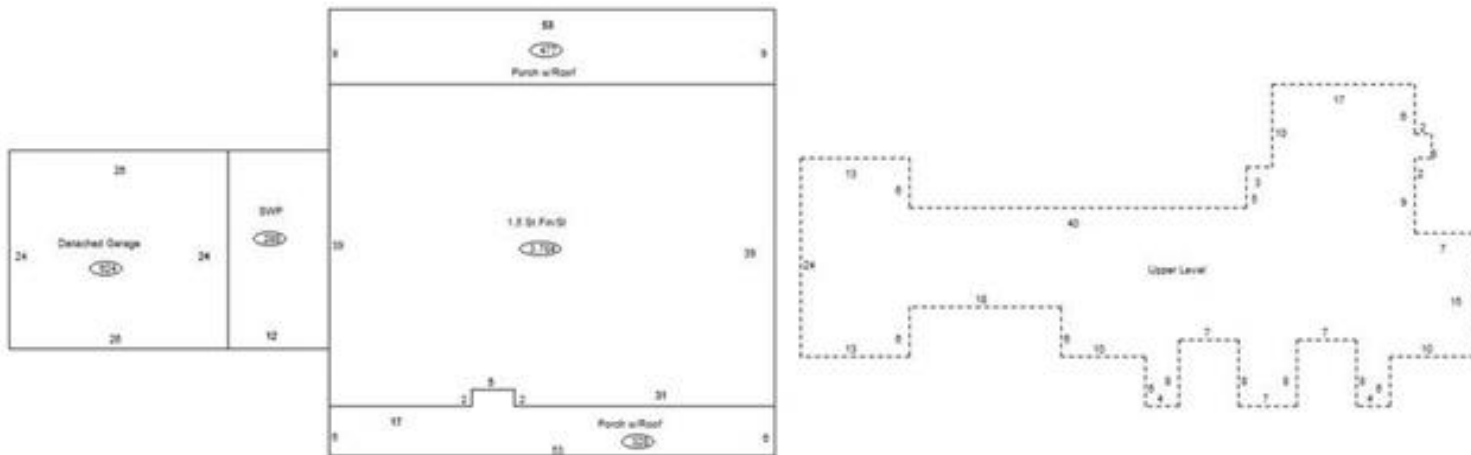
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Sketch Image

660005949



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,057	1.840	3,784
2	U	^UL	Overhang	13	Upper Level	1,727	1.000	1,727
3	M	EPSW		13	EPSW	288	1.000	288
4	G	2		13	Detached Garage	624	1.000	624
5	M	PRCH		13	SLBC	328	1.000	328
6	M	PRCH		13	SLBC	477	1.000	477
Total Building Area						2,057		3,784



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BARN	BARN	22x38x0			836	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (20% Phys/ % Func)	RCNLD
	Base Cost (10.48 x 836)		8,761		8,761	1,752	7,009
	LT	LEAN-TO	12x38x0			456	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 456)		1,332		1,332		1,332
	STF	STG FAIR	0x0x0				
	Qual	2	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)						
	STF	STG FAIR	0x0x0				
	Qual		Cond	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)						