



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:03:54
Page 1

Assessment Data					Primary Image																																																																																																															
Account 660005954 Parcel ID 000000-00-0-00705-001-0016 Cadastral ID 07-21-15-01160 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 337642 NEUFELD, CHRYSTAL & ERIC 4154 E 483 RD OWASSO OK 74055-0000 Parcel Location Situs 04154 E 483 RD Subdivision ROLLING MEADOWS EXT Lot/Block 0016 / 0001 Parcel Size .5 - Lots Sec/Twn/Rng 7 / 21 / 15 / 5 Neighborhood 1106 - R-V01,4-SW CLAREMORE School District S021 - OWASSO SCHOOLS																																																																																																																				
Legal Description Lat/Long: 36.31687978 -95.75531961 E2 LOT 16 BLOCK 1 ROLLING MEADOWS EXT																																																																																																																				
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Lot Data	Square-Foot - NBHD 1106 #1	Primary Image
Lot Size	0 0	
Lot Count	0.5	
Units Buildable	1	
Non-Ag Acres	1.1525	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	50,204.00 x 1.32 = 66,506	
Factor Value		
Adjustments	2.1447	
Lot Value	142,635	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,651 / 1,651
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,651
Fixture/RghIn	10 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	483 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1971 / 41

Cost Approach		Manual : 01/2025	
Base Cost	104.87	Total Misc Impr	+ 10,382
Roofing Adj	+ 4.44	Garage Cost	+ 13,345
Subfloor Adj	+ -1.15	Total RCN	= 234,097
Heat/Cool Adj	+ 11.47	Depreciation (49%)	- 114,708
Plumbing Adj	+ 7.79	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 119,389
Adj Base Cost	= 127.42	Lot Value	+ 142,635
Total Area	x 1,651	Indicated Value	= 262,024
Adjusted Cost	= 210,370	Value Per SqFt	158.71



\\tsclient\C\Users\Randy Necessary\Pictures\101_0428\IMG_0021. 4/29/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	163,014	98.74	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	266,670		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	119,389		
Lot Value	142,635		
Indicated Value	262,024	158.71	Per SqFt
Agland Value			
Site Improvements			
Total Value	262,024	158.71	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	13968	15x4		60	24.08		1,445
PRCH	SLAB PORCH - COVERED	13969	18x9		162	23.71		3,841



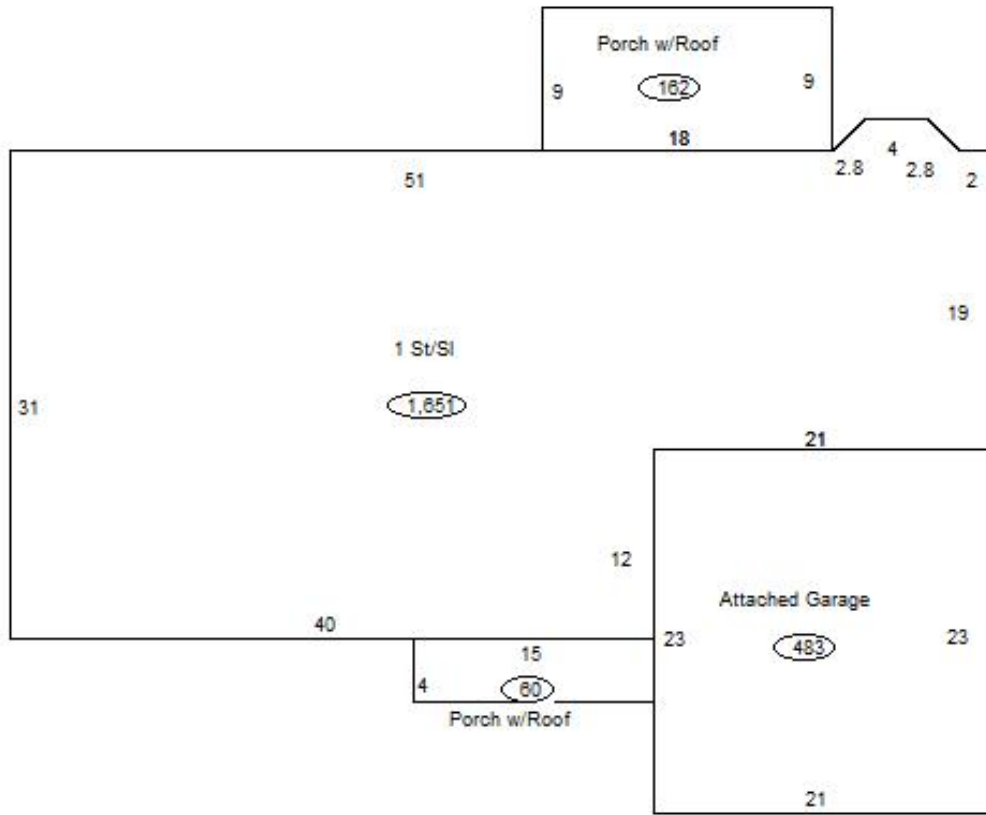
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Sketch Image

660005954



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,651	1.000	1,651
2	G	1		13	Attached Garage	483	1.000	483
3	M	PRCH		13	SLBC	60	1.000	60
4	M	PRCH		13	SLBC	162	1.000	162
Total Building Area						1,651		1,651