



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660005955 <b>Parcel ID</b> 000000-00-0-00705-001-0017 <b>Cadastral ID</b> 07-21-15-01170 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 7 - OWASSO/LIMESTONE FIRE <b>Name ID</b> 303291 FOMBY, MABEL  4090 E 483 RD OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 04090 E 483 RD <b>Subdivision</b> ROLLING MEADOWS EXT <b>Lot/Block</b> 0017 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 7 / 21 / 15 / 5 <b>Neighborhood</b> 1106 - R-V01,4-SW CLAREMORE <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.31687670 -95.75678425 LOT 17 BLOCK 1 ROLLING MEADOWS EXT																																																																																																																									
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Lot Data	Square-Foot - NBHD 1106 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	2.4221	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	105,506.00 x .94 = 98,782	
Factor Value		
Adjustments	1.0000	
Lot Value	98,782	

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	1,776 / 1,776
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	528 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1973 / 40



\\tsclient\C\Users\Randy Necessary\Pictures\101\_0428\IMG\_0030. 4/29/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	178,647	100.59	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	241,600		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	103.57	Total Misc Impr	+	9,076			
Roofing Adj	+ 4.87	Garage Cost	+	14,325			
Subfloor Adj	+ 1.06	Total RCN	=	248,687			
Heat/Cool Adj	+ 11.47	Depreciation ( 53%)	-	131,804			
Plumbing Adj	+ 5.88	Lump Sums	+	771			
Basement Adj	+ 0.00	RCNLD	=	117,654			
Adj Base Cost	= 126.85	Lot Value	+	98,782			
Total Area	x 1,776	Indicated Value	=	216,436			
Adjusted Cost	= 225,286	Value Per SqFt		121.87			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	117,654		
Lot Value	98,782		
Indicated Value	216,436	121.87	Per SqFt
Agland Value			
Site Improvements	2,190		
Total Value	218,626	123.10	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	13972	21x8		168	23.69		3,980
WODO	WOOD DECK - OPEN	13973	20x16		320	16.07	85%	771

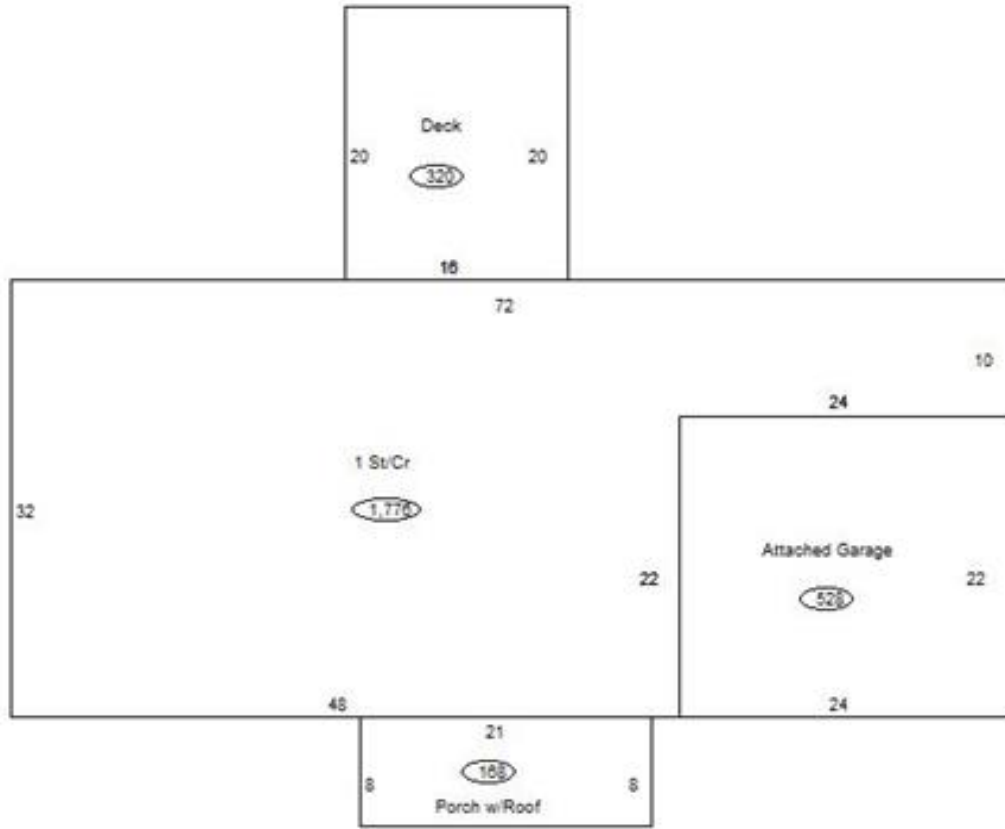


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Sketch Image

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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	1,776	1.000	1,776
2	G	1		13	Attached Garage	528	1.000	528
3	M	PRCH		13	SLBC	168	1.000	168
4	M	WODO		13	WODO	320	1.000	320
<b>Total Building Area</b>						1,776		1,776



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	STF	STG FAIR	0x0x0			720	
	Qual	2	Cond 3	Year	Eff Age		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (35% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (4.68 x 720)	3,370		3,370	1,180	2,190