



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:04:22
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Assessment Data					Primary Image																																																																																																																				
Account 660005984 Parcel ID 000000-00-0-00705-003-0008 Cadastral ID 07-21-15-01460 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 112634 SOLOSCHENKO, TRUDY M 20830 S 4076 RD CLAREMORE OK 74019-5007 Parcel Location Situs 20830 S 4076 RD Subdivision ROLLING MEADOWS EXT Lot/Block 0008 / 0003 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: 36.30969240 -95.74828897																																																																																																																									
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Lot Data		Square-Foot - NBHD 1106 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	5.0134		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	218,384.00 x .63 = 138,290		
Factor Value			
Adjustments	1.0000		
Lot Value	138,290		



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Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,380 / 1,380
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1969 / 50

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	155,914 112.98 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	9,470 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	90,278
Lot Value	138,290
Indicated Value	228,568 165.63 Per SqFt
Agland Value	
Site Improvements	2,934
Total Value	231,502 167.76 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	104.36	Total Misc Impr	+ 17,870
Roofing Adj	+ 4.42	Garage Cost	+ 15,316
Subfloor Adj	+ 1.15	Total RCN	= 209,950
Heat/Cool Adj	+ 11.47	Depreciation (57%)	- 119,672
Plumbing Adj	+ 6.69	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 90,278
Adj Base Cost	= 128.09	Lot Value	+ 138,290
Total Area	x 1,380	Indicated Value	= 228,568
Adjusted Cost	= 176,764	Value Per SqFt	165.63

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
PATO	SLAB PORCH - OPEN	14055	9x6		54	10.86		586
EPSW	ENCLOSED PORCH - SOLID WALL	14056	16x10		160	62.37		9,979
PATO	SLAB PORCH - OPEN	14057	26x9		234	9.44		2,209



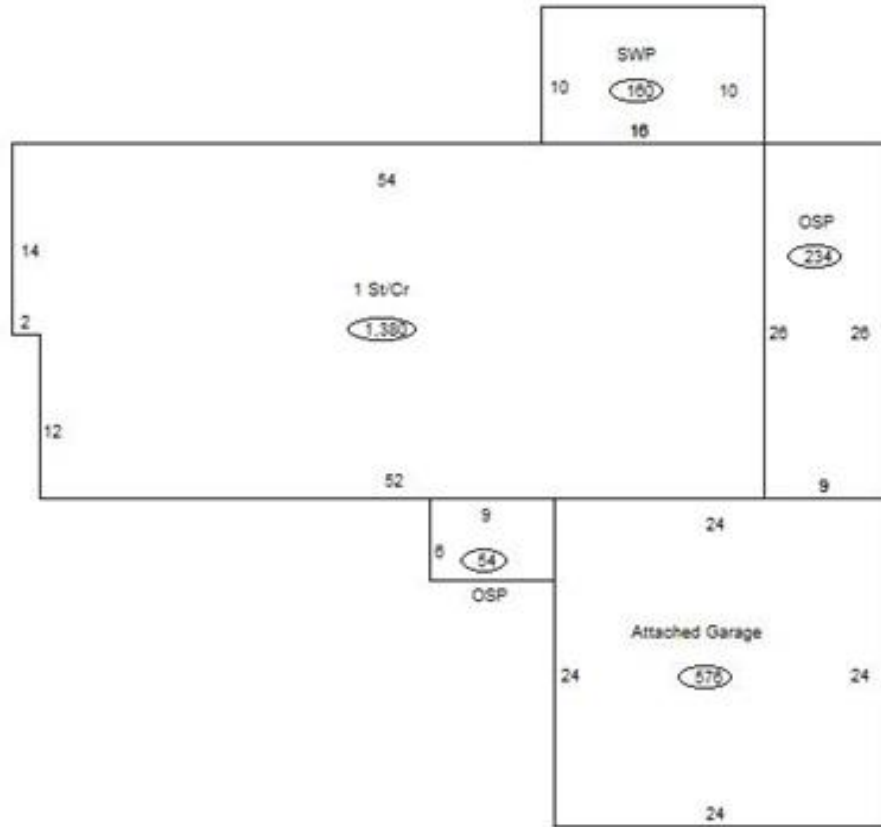
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Sketch Image

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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	1,380	1.000	1,380
2	G	1		13	Attached Garage	576	1.000	576
3	M	PATO		13	Open Slab	54	1.000	54
4	M	EPSW		13	EPSW	160	1.000	160
5	M	PATO		13	Open Slab	234	1.000	234
Total Building Area						1,380		1,380



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BARN	BARN	0x0x0			800	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (65% Phys/ % Func)	RCNLD
Base Cost (10.48 x 800)		8,384			8,384	5,450	2,934
	SV	SWIM VINYL	0x0x0			1	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (25,000.00 x 1)		25,000			25,000	25,000	