



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 04:17:14
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Assessment Data					Primary Image																																																																																																																				
Account 660005995 Parcel ID 000000-00-0-00705-004-0001 Cadastral ID 07-21-15-01570 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 331561 BAKER, PAUL & JULIE 6795 LAKE RD PONCA CITY OK 74604-0000 Parcel Location Situs 04898 E 486 RD Subdivision ROLLING MEADOWS EXT Lot/Block 0001 / 0004 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: 36.31244220 -95.74148713 LOT 1 BLOCK 4 ROLLING MEADOWS EXT																																																																																																																									
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Lot Data		Square-Foot - NBHD 1106 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	4.5631		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	198,768.00 x .66 =	131,424	
Factor Value			
Adjustments	1.0000		
Lot Value		131,424	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,500 / 1,500
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,500
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2016 / 8

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	212,713	141.81	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	91.49	Total Misc Impr	+ 18,020				
Roofing Adj	+ 4.21	Garage Cost	+ 0				
Subfloor Adj	+ -1.09	Total RCN	= 191,210				
Heat/Cool Adj	+ 11.47	Depreciation (9%)	- 17,209				
Plumbing Adj	+ 9.38	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 174,001				
Adj Base Cost	= 115.46	Lot Value	+ 131,424				
Total Area	x 1,500	Indicated Value	= 305,425				
Adjusted Cost	= 173,190	Value Per SqFt	203.62				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	174,001		
Lot Value	131,424		
Indicated Value	305,425	203.62	Per SqFt
Agland Value			
Site Improvements	47,342		
Total Value	352,767	235.18	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	129327	50x10		500	22.86		11,430
PATO	Slab Porch - Open	129328	32x16		512	8.13		4,163
PATO	Slab Porch - Open	153426	277		277	8.76		2,427



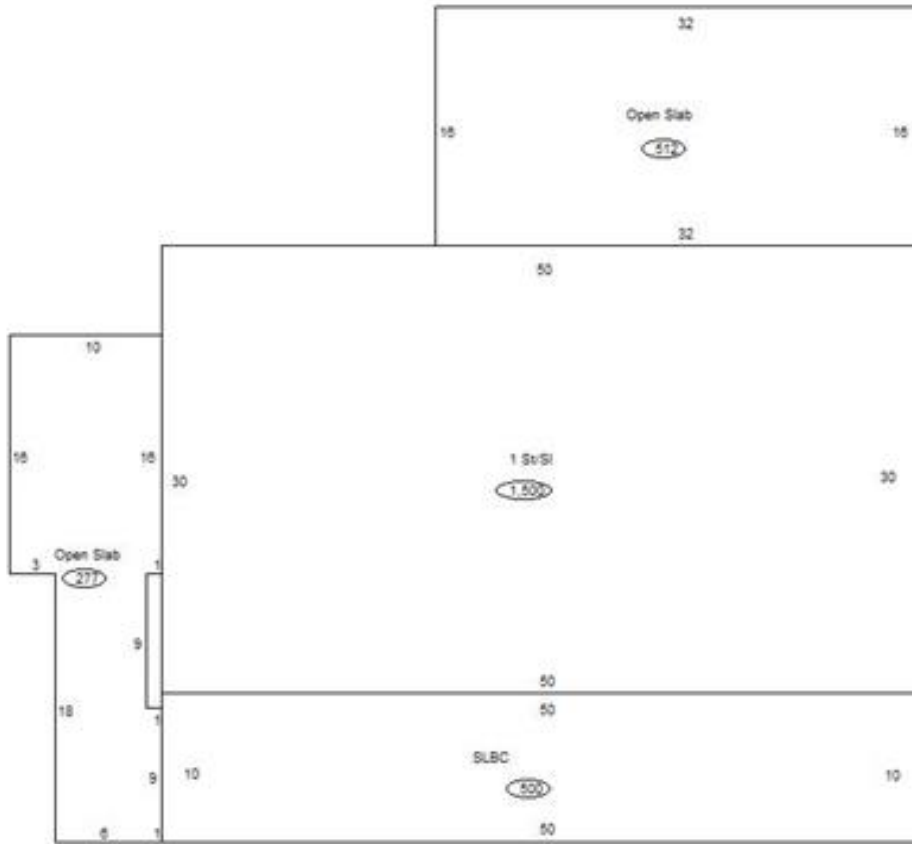
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,500	1.000	1,500
2	M	PRCH		10	SLBC	500	1.000	500
3	M	PATO		10	Open Slab	512	1.000	512
4	M	PATO		10	Open Slab	277	1.000	277
Total Building Area						1,500		1,500



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	50x30x0			1,500
	Qual	Cond	Year	2017	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)
Base Cost (31.48 x 1,500)		47,220			47,220	47,220
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year		Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)
Base Cost (4.68 x)						
	LF	LOAFING SHED	6x8x0			48
	Qual	Cond	Year		Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (40% Phys/ % Func)
Base Cost (4.26 x 48)		204			204	82
						122