




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 04:17:16
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Assessment Data					Primary Image																																																																																																																				
Account 660005998 Parcel ID 000000-00-0-00705-004-0004 Cadastral ID 07-21-15-01610 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 308270 PAYNE, DEBRA S & MARTHA J VANDIVER 4740 E 486 RD CLAREMORE OK 74019-0000 Parcel Location Situs 04740 E 486 RD Subdivision ROLLING MEADOWS EXT Lot/Block 0004 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 7 / 21 / 15 / 5 Neighborhood 1106 - R-V01,4-SW CLAREMORE School District S021 - OWASSO SCHOOLS					 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0503\IMG_0079. 5/5/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.31196987 -95.74426494 LOT 4 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	4.8249		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	210,172.00 x .64 = 135,415		
Factor Value			
Adjustments	1.0000		
Lot Value	135,415		



\\tsclient\C\Users\Randy Necessary\Pictures\101_0503\IMG_0079. 5/5/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	DMH LOWER VALUED MH
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	672 / 672
Style	100% One Story
HVAC	
Roof Cover	4 Metal, Preformed
Area on Slab	672
Fixture/RghIn	4 /
Bed/F/H Bath	1 / 1.0 /
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	138,630	206.29	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	73.78	Total Misc Impr	+	614	
Roofing Adj	+ 5.57	Garage Cost	+		
Subfloor Adj	+ 0.00	Total RCN	=	58,950	
Heat/Cool Adj	+ 0.00	Depreciation (9%)	-	5,306	
Plumbing Adj	+ 7.46	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	53,644	
Adj Base Cost	= 86.81	Lot Value	+	135,415	
Total Area	x 672	Indicated Value	=	189,059	
Adjusted Cost	= 58,336	Value Per SqFt		281.34	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	53,644		
Lot Value	135,415		
Indicated Value	189,059	281.34	Per SqFt
Agland Value			
Site Improvements	32,299		
Total Value	221,358	329.40	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	128451	10x6		60	10.24		614



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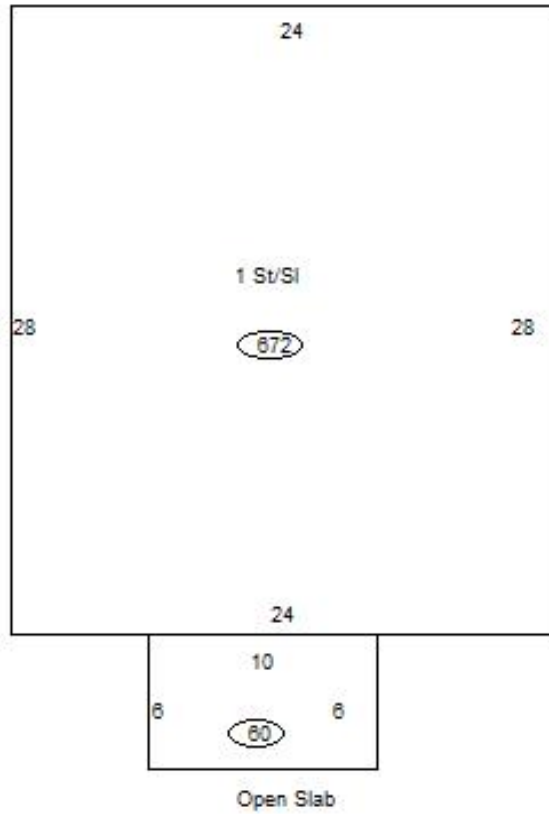
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Sketch Image

660005998



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	672	1.000	672
2	M	PATO		10	Open Slab	60	1.000	60
Total Building Area						672		672



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	0x0x0			1,500	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD	
	Base Cost (28.71 x 1,500)		43,065		43,065	10,766	32,299
	PCPT	Carport - Portable	0x0x0				
	Qual		Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
	Base Cost (4.61 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)						