



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 04:17:19  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660006000 <b>Parcel ID</b> 000000-00-0-00705-004-0006 <b>Cadastral ID</b> 07-21-15-01630 <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> 112954 JANUARY, CHARLES EDWARD &  CATHERINE SUE 20639 S 4076 RD CLAREMORE OK 74019-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 20639 S 4076 RD <b>Subdivision</b> ROLLING MEADOWS EXT <b>Lot/Block</b> 0006 / 0004 <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> Lat/Long: 36.31195126 -95.74648761 LOT 6 BLOCK 4 ROLLING MEADOWS EXT					<b>Building Permits</b> <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>6998</td> <td>MANUFACTURED HOME</td> <td>08/2001</td> <td>11/2001</td> <td>66,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	6998	MANUFACTURED HOME	08/2001	11/2001	66,000																																																																																																						
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Lot Data	Square-Foot - NBHD 1106 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	22500	
Non-Ag Acres	4.3701	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	190,363.00 x .67 = 128,482	
Factor Value		
Adjustments	1.0000	
Lot Value	128,482	

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	904 / 904
Style	100% One Story
HVAC	100% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1960 / 66

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	53,816	59.53	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	99.59	Total Misc Impr	+	2,633			
Roofing Adj	+ 4.52	Garage Cost	+				
Subfloor Adj	+ 2.67	Total RCN	=	104,857			
Heat/Cool Adj	+ 0.76	Depreciation ( 100%)	-	104,857			
Plumbing Adj	+ 5.54	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=				
Adj Base Cost	= 113.08	Lot Value	+	128,482			
Total Area	x 904	Indicated Value	=	128,482			
Adjusted Cost	= 102,224	Value Per SqFt		142.13			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value	128,482		
Indicated Value	128,482	142.13	Per SqFt
Agland Value			
Site Improvements			
Total Value	128,482	142.13	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	14093	18x7		126	20.90		2,633



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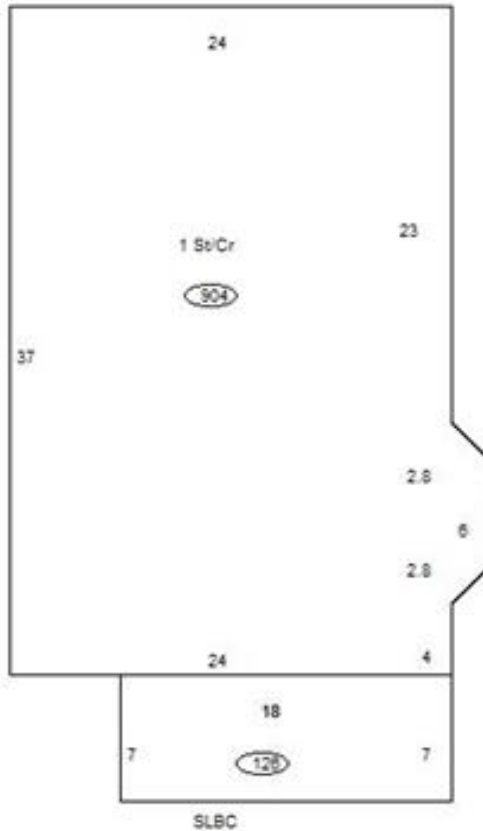
Date 04/17/2026

Time 04:17:19

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Sketch Image

660006000



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	904	1.000	904
2	M	PRCH		10	SLBC	126	1.000	126
<b>Total Building Area</b>						904		904



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable	0x0x0			
	<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.61 x )					
	STF	STG FAIR	0x0x0			
	<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x )					
	PCPT	Carport - Portable	0x0x0			
	<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.61 x )					
	PCPT	Carport - Portable	0x0x0			
	<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.61 x )					
	STF	STG FAIR	0x0x0			
	<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x )					



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Lot Data
Lot Size
Lot Count
Units Buildable
Non-Ag Acres
Topography
Street Access
Utilities
Amenities
Method
Base Lot Value
Factor Value
Adjustments
Lot Value



\\tsclient\C\Users\Randy Necessary\Pictures\101\_0503\IMG\_0086. 5/5/2022

Residential Data	
Type	6 Mobile Home 66 x 28
Condition	4 - Good
Quality	4 - Good
Architecture	6 MS ADJ
Style	100% Double Wide
Exterior Wall	100% Lap
Base/Total Area	1,848 / 1,848
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	2 / /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2001 / 15

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	
Adusted R	
Indicated Value	

### Direct Comparables

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

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	66,157
Lot Value	
Indicated Value	66,157 35.80 Per SqFt
Agland Value	
Site Improvements	
Total Value	66,157 35.80 Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	39.40	Total Misc Impr	+ 0				
Roofing Adj	+ 3.52	Garage Cost	+ 0				
Subfloor Adj	+ 0.00	Total RCN	= 105,373				
Heat/Cool Adj	+ 3.28	Depreciation ( 46%)	- 48,472				
Plumbing Adj	+ 10.82	Lump Sums	+ 9,256				
Basement Adj	+ 0.00	RCNLD	= 66,157				
Adj Base Cost	= 57.02	Lot Value	+ 0				
Total Area	x 1,848	Indicated Value	= 66,157				
Adjusted Cost	= 105,373	Value Per SqFt	35.80				

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	153463	28x10		280	22.56	25%	4,738
WODO	Wood Deck - Open	153464	240		240	25.10	25%	4,518



# Rogers

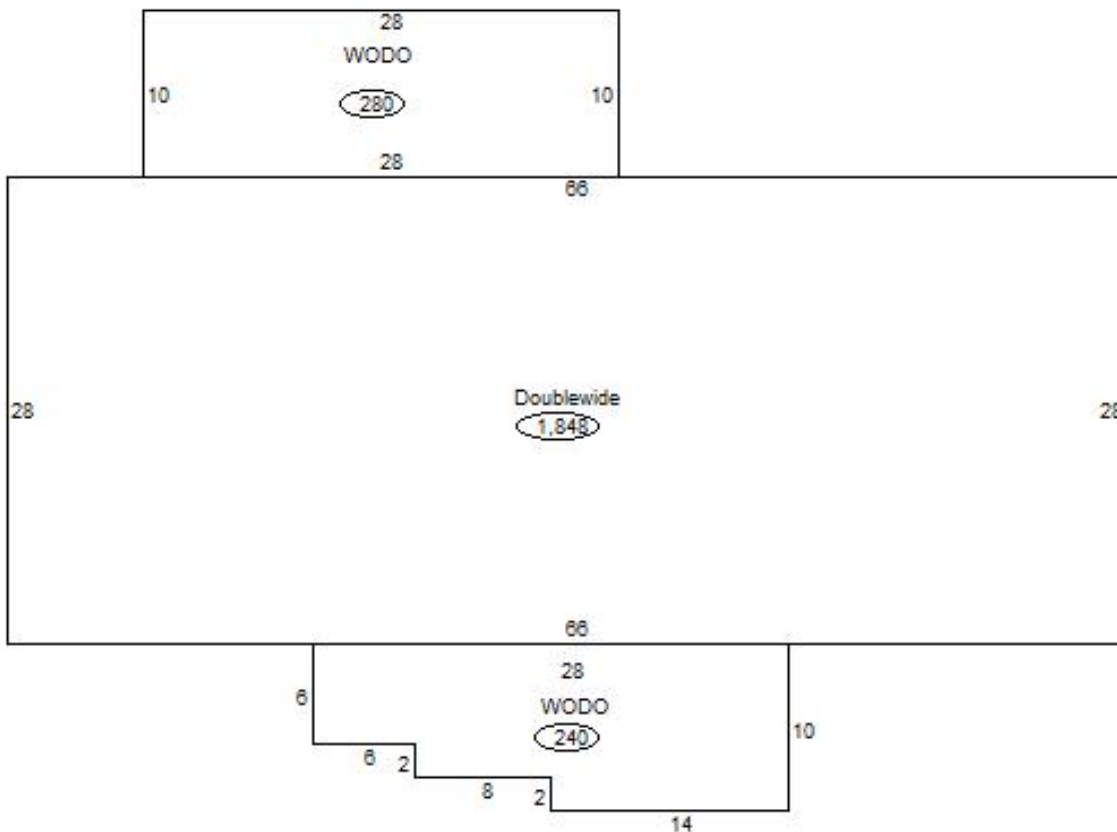
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Sketch Image

660006000



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14		13	Doublewide	1,848	1.000	1,848
2	M	WODO		13	WODO	280	1.000	280
3	M	WODO		13	WODO	240	1.000	240
<b>Total Building Area</b>						1,848		1,848