



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
Account 660006003 Parcel ID 000000-00-0-00705-004-0009 Cadastral ID 07-21-15-01660 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 246864 LOCKEN, DAVID A 4901 E 488 RD CLAREMORE OK 74019-0000 Parcel Location Situs 04901 E 488 RD Subdivision ROLLING MEADOWS EXT Lot/Block 0009 / 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_0506\IMG_0073. 5/9/2022</p>														
Legal Description Lat/Long: 36.31065497 -95.74369514																			
LOT 9 BLOCK 4 ROLLING MEADOWS EXT					Building Permits <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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	887/718	LOCKEN, OSCAR A	07/20/1992	0	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax										
Remove Cap	0		Land Value 139,283	73,131	11%	8,044	Assessed	17,392	1,887.69										
Year Frozen	2015		Improvements 161,358	84,720		9,319	Penalty	0											
Uncapped Value	0		Mobile Home 500	263		29	Exemption	1,000	-98.00										
TIF Project ID	0		Total Value 301,141	158,114		17,392	Total Taxable	16,392	1,790.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660006003	LOCKEN, DAVID A			7	293,124	1000	16,392	1,790.00										
2024	2024-660006003	LOCKEN, DAVID A			7	302,999	1000	16,393	1,823.00										
2023	2023-660006003	LOCKEN, DAVID A			7	196,342	1000	16,392	1,784.00										
2022	2022-660006003	LOCKEN, DAVID A			7	187,999	1000	16,392	1,854.00										
2021	2021-660006003	LOCKEN, DAVID A			7	169,261	1000	16,392	1,834.00										
2020	2020-660006003	LOCKEN, DAVID A			7	167,196	1000	16,393	1,832.00										
2019	2019-660006003	LOCKEN, DAVID A			7	162,265	1000	16,393	1,833.00										
2018	2018-660006003	LOCKEN, DAVID A			7	164,628	1000	16,393	1,774.00										
2017	2017-660006003	LOCKEN, DAVID A			7	163,588	1000	16,392	1,790.00										
2016	2016-660006003	LOCKEN, DAVID A			7	160,525	1000	16,393	1,791.00										
2015	2015-660006003	LOCKEN, DAVID A			7	158,114	1000	16,393	1,803.00										
2014	2014-660006003	LOCKEN, DAVID A			7	159,033	1000	15,930	1,767.00										
2013	2013-660006003	LOCKEN, DAVID A			7	152,701	1000	15,437	1,681.00										



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Lot Data	Square-Foot - NBHD 1106 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	5.0786	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	221,223.00 x .63 = 139,283	
Factor Value		
Adjustments	1.0000	
Lot Value	139,283	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	10% Veneer, Masonry 90% Frame, Siding, Wood
Base/Total Area	1,676 / 1,676
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,676
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2007 / 14

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	160,757	95.92	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	96.79	Total Misc Impr	+ 11,310				
Roofing Adj	+ 4.42	Garage Cost	+ 0				
Subfloor Adj	+ -1.15	Total RCN	= 212,313				
Heat/Cool Adj	+ 11.47	Depreciation (24%)	- 50,955				
Plumbing Adj	+ 8.40	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 161,358				
Adj Base Cost	= 119.93	Lot Value	+ 139,283				
Total Area	x 1,676	Indicated Value	= 300,641				
Adjusted Cost	= 201,003	Value Per SqFt	179.38				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	161,358		
Lot Value	139,283		
Indicated Value	300,641	179.38	Per SqFt
Agland Value			
Site Improvements			
Total Value	300,641	179.38	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	14102	6x6		36	24.16		870
PRCH	SLAB PORCH - COVERED	14103	8x6		48	24.12		1,158
PRCH	SLAB PORCH - COVERED	14104	177		177	23.65		4,186



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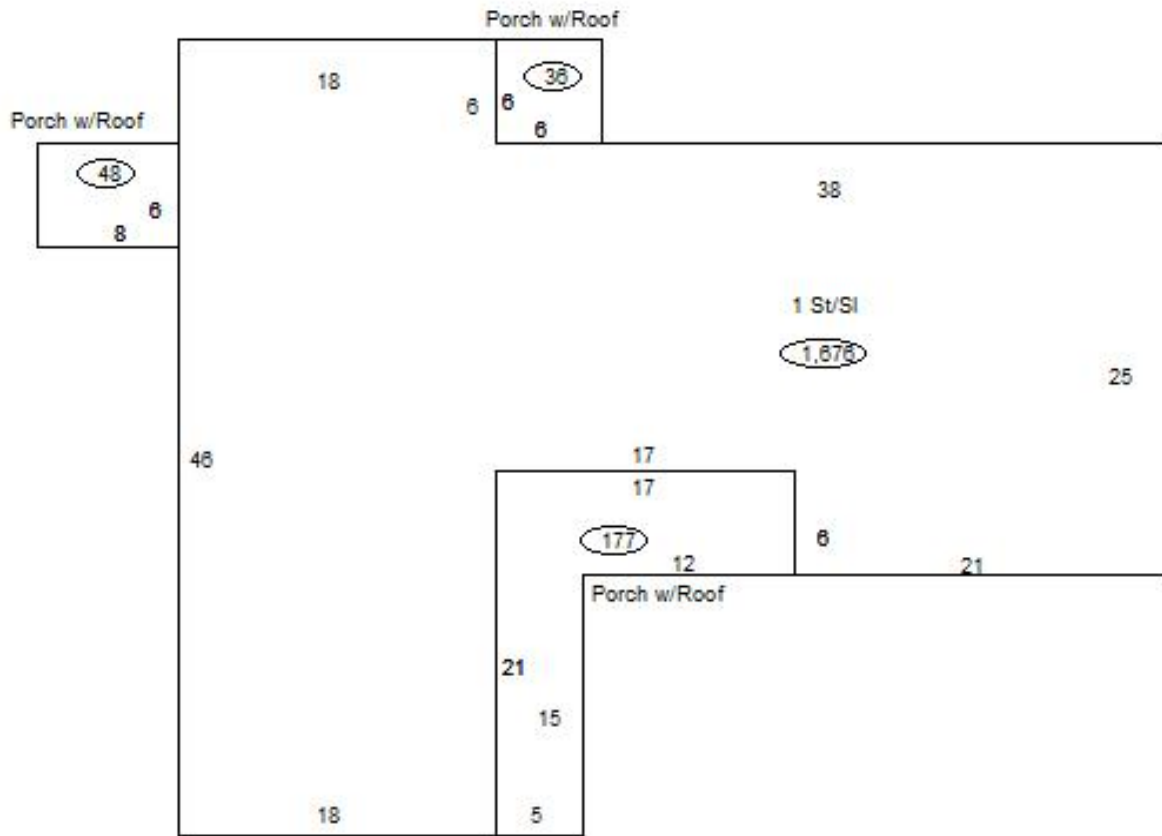
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Sketch Image

660006003



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,676	1.000	1,676
2	M	PRCH		13	SLBC	36	1.000	36
3	M	PRCH		13	SLBC	48	1.000	48
4	M	PRCH		13	SLBC	177	1.000	177
Total Building Area						1,676		1,676



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF Qual 2	STG FAIR Cond 3	0x0x0 Year		Eff Age 1520	
Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x)						
	PCPT Qual	Carport - Portable Cond	0x0x0 Year		Eff Age	
Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.61 x)						
	BARN Qual	Barn Cond	0x0x0 Year		Eff Age	
Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (11.51 x)						



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Lot Data		Primary Image																																														
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities Method Base Lot Value Factor Value Adjustments Lot Value		<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0506\IMG_0073. 5/9/2022</p>																																														
Residential Data Type 6 Mobile Home 52 x 14 Condition 2.5 - Fair Quality 2.5 - Fair Architecture 6 MS ADJ Style 100% Single Wide Exterior Wall 100% Aluminum Sheet Base/Total Area 728 / 728 Style 100% Single Wide HVAC Roof Cover 14 Metal, Ribbed Area on Slab 0 Fixture/RghIn / Bed/F/H Bath 3 / / Basement Area Garage Type Remodel Year/Eff Age 1981 / 40																																																
Cost Approach		GRM Approach GRM Code Gross Rent 0.00 Indicated Value																																														
Manual : 01/2025		Multiple Regression MRA Code Adjusted R Indicated Value																																														
<table border="0"> <tr> <td>Base Cost</td><td>36.63</td><td>Total Misc Impr</td><td>+</td><td>0</td></tr> <tr> <td>Roofing Adj</td><td>+ 2.97</td><td>Garage Cost</td><td>+</td><td></td></tr> <tr> <td>Subfloor Adj</td><td>+ 0.00</td><td>Total RCN</td><td>=</td><td>37,849</td></tr> <tr> <td>Heat/Cool Adj</td><td>+ 0.00</td><td>Depreciation (85%)</td><td>-</td><td>32,172</td></tr> <tr> <td>Plumbing Adj</td><td>+ 12.39</td><td>Lump Sums</td><td>+</td><td>0</td></tr> <tr> <td>Basement Adj</td><td>+ 0.00</td><td>RCNLD</td><td>=</td><td>5,677</td></tr> <tr> <td>Adj Base Cost</td><td>= 51.99</td><td>Lot Value</td><td>+</td><td></td></tr> <tr> <td>Total Area</td><td>x 728</td><td>Indicated Value</td><td>=</td><td>5,677</td></tr> <tr> <td>Adjusted Cost</td><td>= 37,849</td><td>Value Per SqFt</td><td></td><td>7.80</td></tr> </table>		Base Cost	36.63	Total Misc Impr	+	0	Roofing Adj	+ 2.97	Garage Cost	+		Subfloor Adj	+ 0.00	Total RCN	=	37,849	Heat/Cool Adj	+ 0.00	Depreciation (85%)	-	32,172	Plumbing Adj	+ 12.39	Lump Sums	+	0	Basement Adj	+ 0.00	RCNLD	=	5,677	Adj Base Cost	= 51.99	Lot Value	+		Total Area	x 728	Indicated Value	=	5,677	Adjusted Cost	= 37,849	Value Per SqFt		7.80	Direct Comparables Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables Indicated Value	
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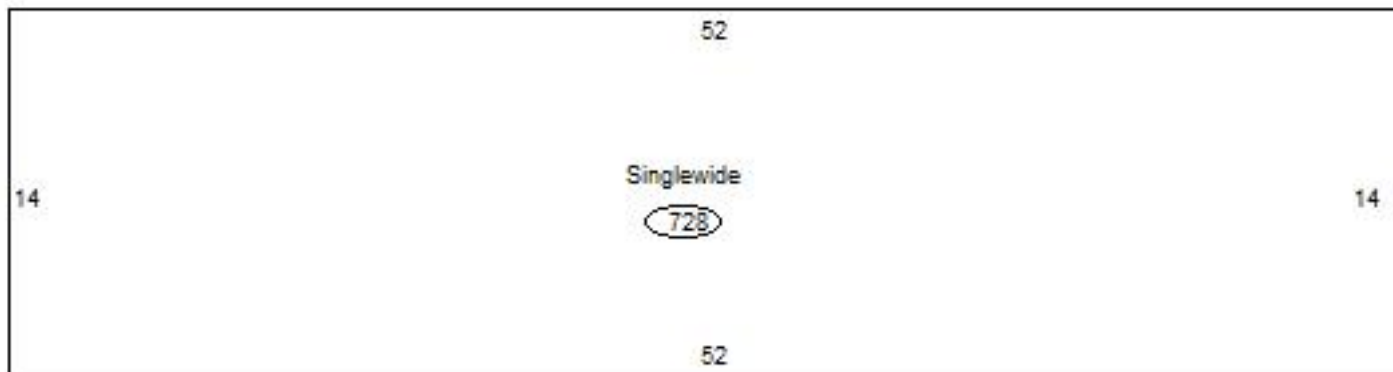
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Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13		10	Singlewide	728	1.000	728
Total Building Area						728		728