



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 02:04:36
 Page 1

Assessment Data					Primary Image														
Account 660006006 Parcel ID 000000-00-0-00705-004-0012 Cadastral ID 07-21-15-01690 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 113004 OSTDICKENBERG, RANDALL L 4984 E 488 RD CLAREMORE OK 74019-0000 Parcel Location Situs 04984 E 488 RD Subdivision ROLLING MEADOWS EXT Lot/Block 0012 / 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 style="text-align: right; color: orange;">05/06/2022 10:28</p> <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0506\IMG_0053. 5/9/2022</p>														
Legal Description Lat/Long: 36.30970933 -95.74149036																			
LOT 12 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>6102</td> <td>R2</td> <td>01/2000</td> <td>12/2001</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	6102	R2	01/2000	12/2001	
Number	Description	Opened	Closed	Amount															
6102	R2	01/2000	12/2001																
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax										
Remove Cap	2002		Land Value 127,700	79,796	11%	8,778	Assessed	21,875	2,374.27										
Year Frozen	0		Improvements 121,553	119,063		13,097	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	0	0.00										
TIF Project ID	0		Total Value 249,253	198,859		21,875	Total Taxable	21,875	2,374.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660006006	OSTDICKENBERG, RANDALL L			7	248,176	0	20,833	2,261.00										
2024	2024-660006006	OSTDICKENBERG, RANDALL L			7	256,723	0	19,840	2,189.00										
2023	2023-660006006	OSTDICKENBERG, RANDALL L			7	176,895	0	18,896	2,041.00										
2022	2022-660006006	OSTDICKENBERG, RANDALL L			7	163,603	0	17,996	2,020.00										
2021	2021-660006006	OSTDICKENBERG, RANDALL L			7	173,305	0	19,055	2,115.00										
2020	2020-660006006	OSTDICKENBERG, RANDALL L			7	171,143	0	18,148	2,012.00										
2019	2019-660006006	OSTDICKENBERG, RANDALL L			7	167,312	0	17,284	1,918.00										
2018	2018-660006006	OSTDICKENBERG, RANDALL L			7	171,027	0	16,460	1,767.00										
2017	2017-660006006	OSTDICKENBERG, RANDALL L			7	169,955	0	15,677	1,699.00										
2016	2016-660006006	OSTDICKENBERG, RANDALL L			7	166,568	0	14,930	1,619.00										
2015	2015-660006006	OSTDICKENBERG, RANDALL L			7	165,379	0	14,219	1,551.00										
2014	2014-660006006	OSTDICKENBERG, RANDALL L			7	166,416	0	13,543	1,489.00										
2013	2013-660006006	OSTDICKENBERG, RANDALL L			7	160,484	0	12,898	1,392.00										



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 02:04:37
 Page 2

Lot Data		Square-Foot - NBHD 1106 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	4.3188		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	188,128.00 x .68 = 127,700		
Factor Value			
Adjustments	1.0000		
Lot Value	127,700		



\\tsclient\C\Users\Randy Necessary\Pictures\101_0506\IMG_0053. 5/9/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,620 / 1,620
Style	100% One Story
HVAC	100% Forced Air Furnace
Roof Cover	1 Composition Shingle
Area on Slab	1,620
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	528 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1989 / 28

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	182,307	112.54	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	199,840		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	91.91	Total Misc Impr	+	4,712			
Roofing Adj	+ 4.26	Garage Cost	+	14,325			
Subfloor Adj	+ -1.15	Total RCN	=	196,054			
Heat/Cool Adj	+ 5.57	Depreciation (38%)	-	74,501			
Plumbing Adj	+ 8.68	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	121,553			
Adj Base Cost	= 109.27	Lot Value	+	127,700			
Total Area	x 1,620	Indicated Value	=	249,253			
Adjusted Cost	= 177,017	Value Per SqFt		153.86			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	121,553		
Lot Value	127,700		
Indicated Value	249,253	153.86	Per SqFt
Agland Value			
Site Improvements			
Total Value	249,253	153.86	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	14111	20x10		200	23.56		4,712



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 02:04:37
 Page 3

Sketch Image

660006006



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,620	1.000	1,620
2	G	1		13	Attached Garage	528	1.000	528
3	M	PRCH		13	SLBC	200	1.000	200
Total Building Area						1,620		1,620