



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:56:08
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Assessment Data					Primary Image																																																																																																																				
Account 660006007 Parcel ID 000000-00-0-00705-004-0013 Cadastral ID 07-21-15-01700 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 328677 BALES, RANDY J & LINDA M 20952 S 4080 RD CLAREMORE OK 74019-0000 Parcel Location Situs 20952 S 4080 RD Subdivision ROLLING MEADOWS EXT Lot/Block 0013 / 0004 Parcel Size .38 - Lots Sec/Twn/Rng 7 / 21 / 15 / 5 Neighborhood 1106 - R-V01,4-SW CLAREMORE School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.30788439 -95.74095643 A PART OF LOT 13 BLOCK 4 ROLLING MEADOWS EXTENDED DESC AS BEG SE/C OF SAID LOT 13; S89.3203W 303.55'; N00.3118E 233.93'; N89.3203E 303.72'; S00.3347W 233.94' TO POB.																																																																																																																									
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Lot Data		Square-Foot - NBHD 1106 #1	
Lot Size	0	0	
Lot Count	0.38		
Units Buildable	1		
Non-Ag Acres	1.5281		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	66,563.00 x 1.17 = 77,957		
Factor Value			
Adjustments	1.0000		
Lot Value	77,957		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,500 / 2,500
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,500
Fixture/RghIn	16 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	1,165 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2017 / 7

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	550,731	220.29	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	113.09	Total Misc Impr	+ 30,310
Roofing Adj	+ 5.82	Garage Cost	+ 52,914
Subfloor Adj	+ -4.59	Total RCN	= 438,449
Heat/Cool Adj	+ 16.31	Depreciation (7%)	- 30,691
Plumbing Adj	+ 11.46	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 407,758
Adj Base Cost	= 142.09	Lot Value	+ 77,957
Total Area	x 2,500	Indicated Value	= 485,715
Adjusted Cost	= 355,225	Value Per SqFt	194.29

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	407,758		
Lot Value	77,957		
Indicated Value	485,715	194.29	Per SqFt
Agland Value			
Site Improvements	125,790		
Total Value	611,505	244.60	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	134722	73		73	32.96		2,406
PATO	SLAB PORCH - OPEN	134723	13x4		52	14.39		748
PRCH	SLAB PORCH - COVERED	134724	45x13		585	31.05		18,164
PATO	SLAB PORCH - OPEN	134725	124		124	14.10		1,748
FPR1	FIREPLACE - RESIDENTIAL 1 STORY		1		1	7,243.87		7,244



Rogers

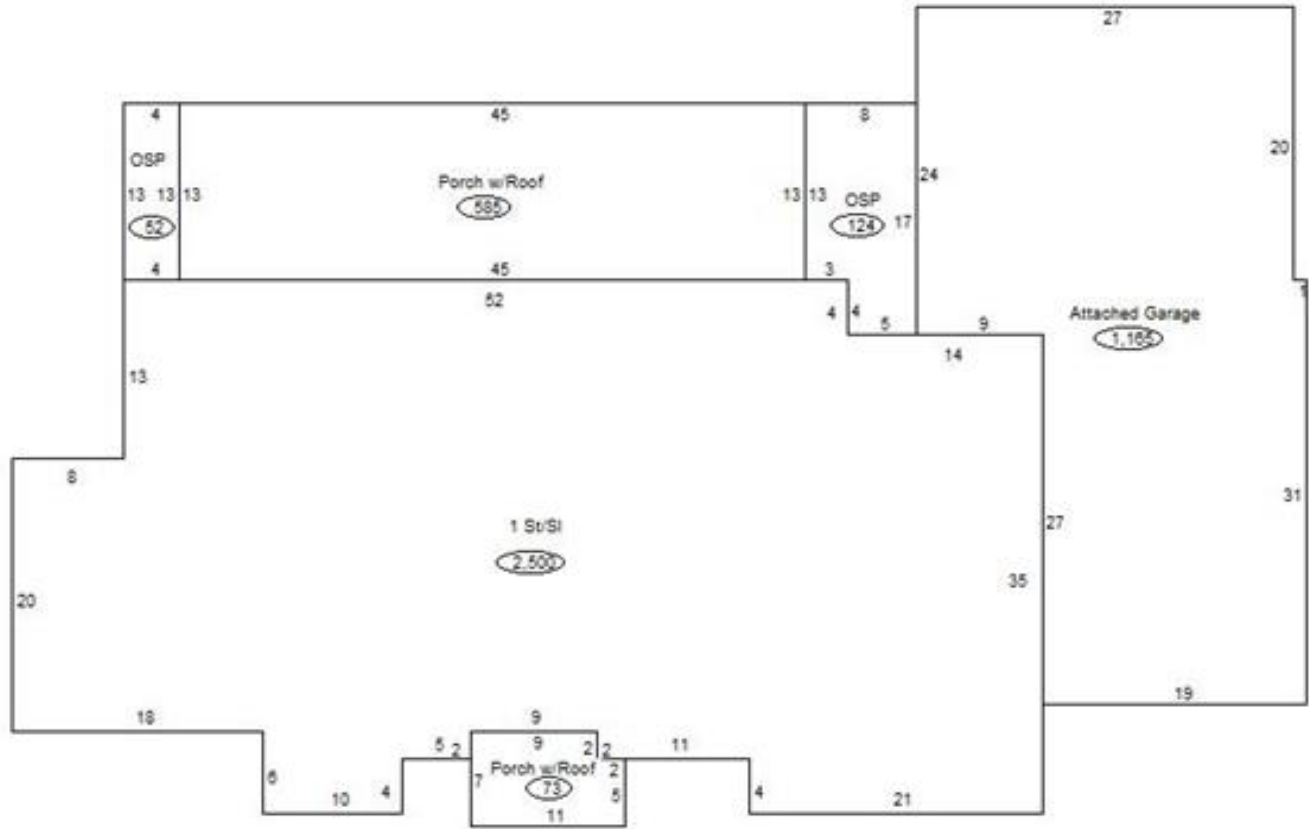
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,500	1.000	2,500
2	G	1		13	Attached Garage	1,165	1.000	1,165
3	M	PRCH		13	SLBC	73	1.000	73
4	M	PATO		13	Open Slab	52	1.000	52
5	M	PRCH		13	SLBC	585	1.000	585
6	M	PATO		13	Open Slab	124	1.000	124
Total Building Area						2,500		2,500



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	70x60x0			4,200
	Qual	4	Cond	Year	2017	Eff Age
		Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (29.95 x 4,200)	125,790		125,790	125,790