



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 02:10:23
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Assessment Data					Primary Image																																																																																																																				
Account 660006018 Parcel ID 000000-00-0-00705-005-0006 Cadastral ID 07-21-15-01810 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 327814 VANDIVER, DAVID DEWAYNE & MARTHA JEAN REVOCABLE TRUST 4763 E 486 RD CLAREMORE OK 74019-0000 Parcel Location Situs 04763 E 486 RD Subdivision ROLLING MEADOWS EXT Lot/Block 0006 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 7 / 21 / 15 / 5 Neighborhood 1106 - R-V01,4-SW CLAREMORE School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.31385849 -95.74426814 LOT 6 BLOCK 5 ROLLING MEADOWS EXT																																																																																																																									
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Lot Data	Square-Foot - NBHD 1106 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	4.8391	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	210,790.00 x .64 = 135,632	
Factor Value		
Adjustments	1.0000	
Lot Value	135,632	

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	80% Masonry, Concrete Block 20% Frame, Siding
Base/Total Area	1,540 / 1,540
Style	100% One Story
HVAC	100% Warmed & Cooled Air % Wall Furnace
Roof Cover	4 Metal, Preformed
Area on Slab	1,540
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	850 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1982 / 44

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	197,348	128.15	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	82.95	Total Misc Impr	+	4,775	
Roofing Adj	+ 4.43	Garage Cost	+	18,539	
Subfloor Adj	+ 0.00	Total RCN	=	179,917	
Heat/Cool Adj	+ 11.06	Depreciation (54%)	-	97,155	
Plumbing Adj	+ 3.25	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	82,762	
Adj Base Cost	= 101.69	Lot Value	+	135,632	
Total Area	x 1,540	Indicated Value	=	218,394	
Adjusted Cost	= 156,603	Value Per SqFt		141.81	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	82,762		
Lot Value	135,632		
Indicated Value	218,394	141.81	Per SqFt
Agland Value			
Site Improvements	17,156		
Total Value	235,550	152.95	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	14143	308		308	7.89		2,430
PRCH	SLAB PORCH - COVERED	14144	28x4		112	20.94		2,345



Rogers

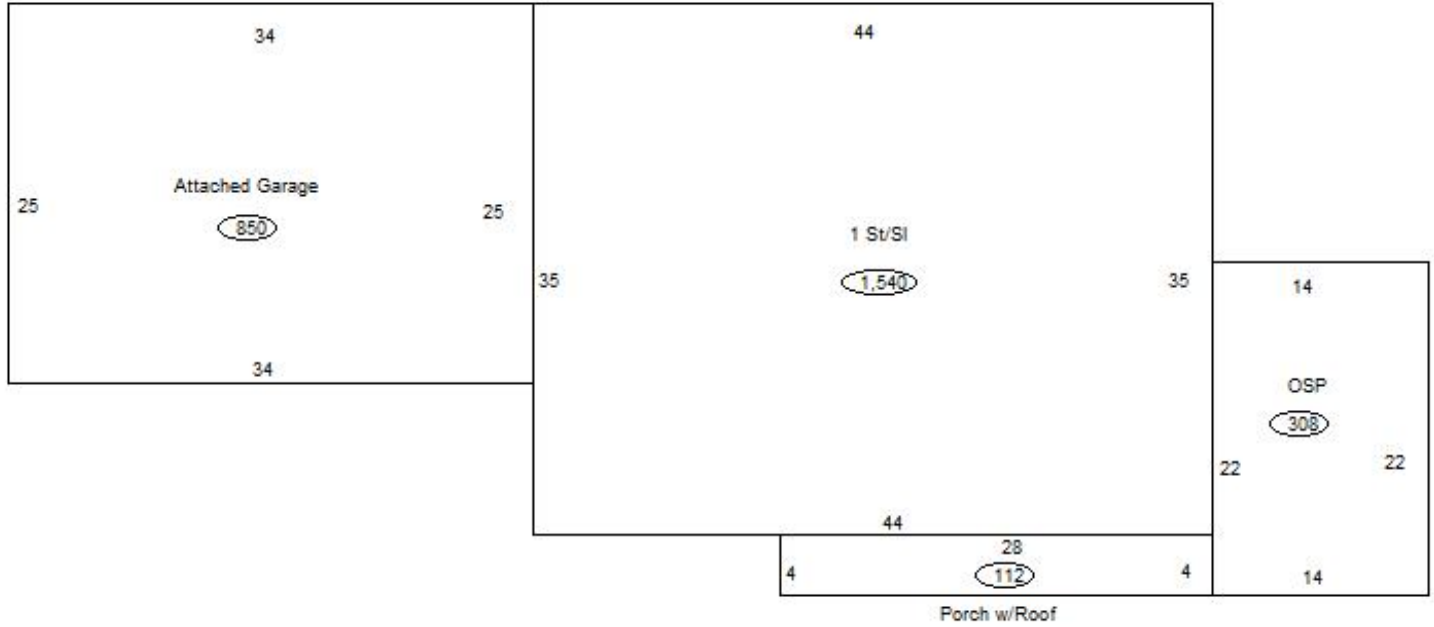
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Sketch Image

660006018



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,540	1.000	1,540
2	M	PATO		13	Open Slab	308	1.000	308
3	M	PRCH		13	SLBC	112	1.000	112
4	G	1		13	Attached Garage	850	1.000	850
Total Building Area						1,540		1,540



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN Barn		30x54x0			1,620
	Qual	Cond	Year	2022	Eff Age	

Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (10.59 x 1,620)	17,156		17,156		17,156



STF STG FAIR		0x0x0			336
Qual 2	Cond 3	Year		Eff Age	

Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x 336)	1,572		1,572	1,572	