



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660006020 Parcel ID 000000-00-0-00705-005-0008 Cadastral ID 07-21-15-01830 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 280305 OSBORN, BRANDON LEE & JODI 4603 E 486 RD CLAREMORE OK 74019-0000 Parcel Location Situs 04603 E 486 RD Subdivision ROLLING MEADOWS EXT Lot/Block 0008 / 0005 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_0120. 5/9/2022</p>																																																																																																																				
Legal Description Lot/Long: 36.31384150 -95.74650643 LOT 8 BLOCK 5 ROLLING MEADOWS EXT																																																																																																																									
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Lot Data		Square-Foot - NBHD 1106 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	4.4371		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	193,281.00 x .67 = 129,504		
Factor Value			
Adjustments	1.0000		
Lot Value	129,504		



\\tsclient\C\Users\Randy Necessary\Pictures\101_0506\IMG_0120. 5/9/2022

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	2,016 / 2,016
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1971 / 48

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	142,240 70.56 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	98,492
Lot Value	129,504
Indicated Value	227,996 113.09 Per SqFt
Agland Value	
Site Improvements	
Total Value	227,996 113.09 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	86.00	Total Misc Impr	+ 1,829
Roofing Adj	+ 3.97	Garage Cost	+ 0
Subfloor Adj	+ 1.04	Total RCN	= 218,872
Heat/Cool Adj	+ 11.47	Depreciation (55%)	- 120,380
Plumbing Adj	+ 5.18	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 98,492
Adj Base Cost	= 107.66	Lot Value	+ 129,504
Total Area	x 2,016	Indicated Value	= 227,996
Adjusted Cost	= 217,043	Value Per SqFt	113.09

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	14147	30x6		180	10.16		1,829



Rogers

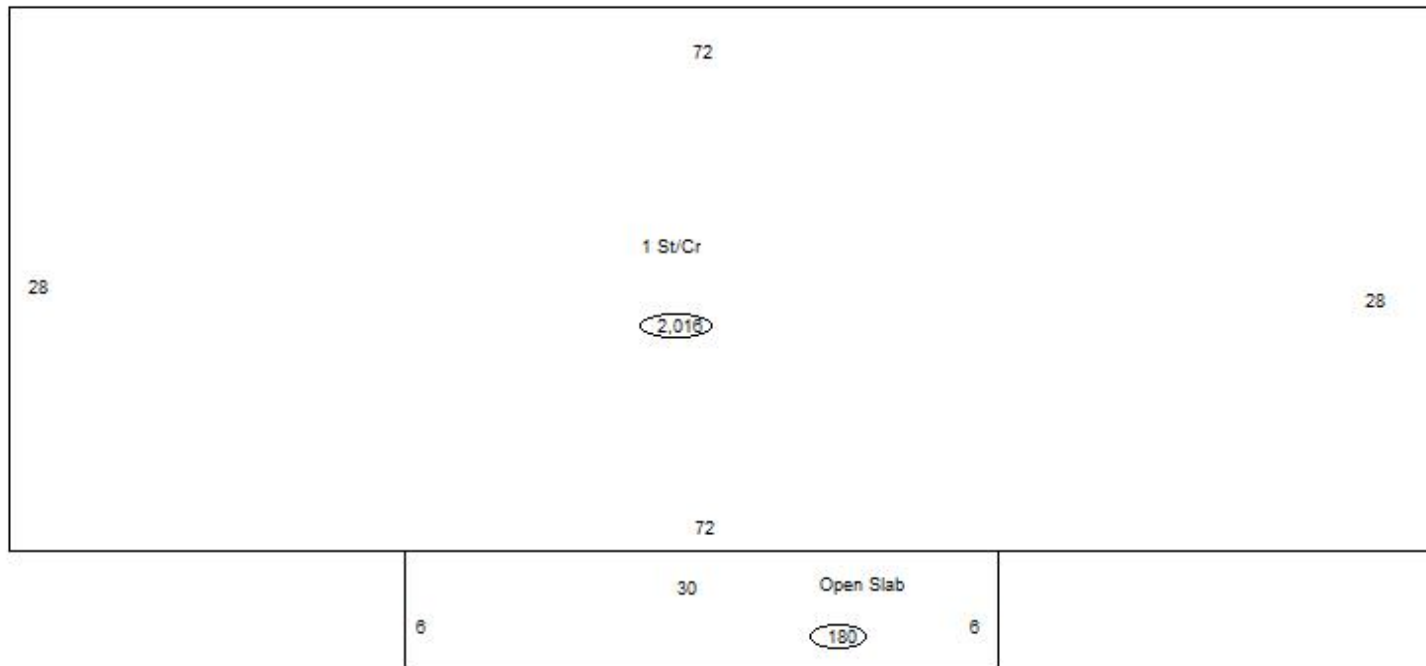
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Sketch Image

660006020



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	2,016	1.000	2,016
2	M	PATO		10	Open Slab	180	1.000	180
Total Building Area						2,016		2,016



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Outbuildings/Site Improvements

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