




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 660006031 Parcel ID 000000-00-0-00702-001-0001 Cadastral ID 07-21-15-01940 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 345120 ROBERTS, RANDY D & CAROL A 4470 E HWY 20 CLAREMORE OK 74019-0000 Parcel Location Situs 04406 E HWY 20 Subdivision ROLLING MEADOWS EXT 2 Lot/Block 0001 / 0001 Parcel Size .92 - 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;">05/09/2022 12:26</p> <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0509\IMG_0055. 5/9/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.32090864 -95.75073365 LOT 1 BLOCK 1 ROLLING MEADOWS EXT 2 LESS N'ERLY STRIP DEEDED TO ODOT ON BOOK 1675-555 DESC AS BEG AT NW/C THEREOF; TH N88-0532E 210.37'; TH S01-47-25E 48.83'; TH S88-2354W 210.37'; TH N01-4725W 47.71' TO POB.																																																																																																																									
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Lot Data	Square-Foot - NBHD 1106 #1	Primary Image
Lot Size Lot Count Units Buildable 17500 Non-Ag Acres 3.4898 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 152,018.00 x .76 = 115,062 Factor Value Adjustments 1.3249 Lot Value 152,448		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Frame, Siding, Wood 20% Veneer, Masonry
Base/Total Area	1,578 / 2,522
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,578
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1990 / 27

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 262,008 103.89 Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	89.83	Total Misc Impr	+ 16,492				
Roofing Adj	+ 3.38	Garage Cost	+ 0				
Subfloor Adj	+ -2.22	Total RCN	= 304,832				
Heat/Cool Adj	+ 14.47	Depreciation (37%)	- 112,788				
Plumbing Adj	+ 8.87	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 192,044				
Adj Base Cost	= 114.33	Lot Value	+ 152,448				
Total Area	x 2,522	Indicated Value	= 344,492				
Adjusted Cost	= 288,340	Value Per SqFt	136.59				

Value Reconciliation
Selected Approach Cost Approach Improvements 192,044 Lot Value 152,448 Indicated Value 344,492 136.59 Per SqFt Agland Value Site Improvements 8,602 Total Value 353,094 140.01 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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	14163	18x4		72	29.30		2,110
PATO	SLAB PORCH - OPEN	14164	12x12		144	12.47		1,796
SUN	Sunroom	14165	18x12		216	28.50		6,156



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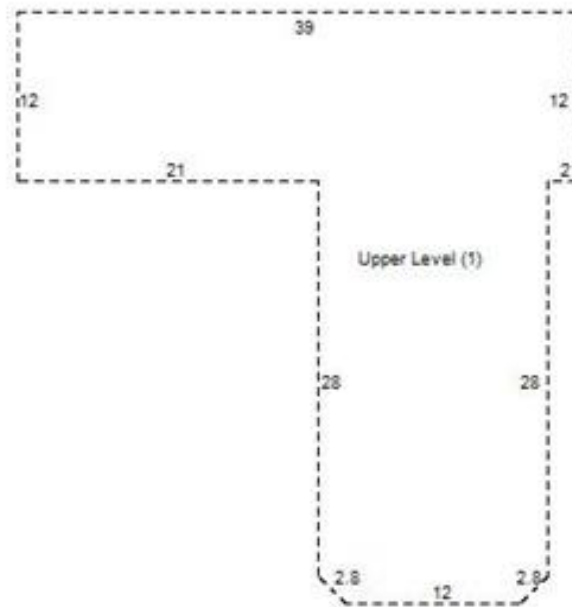
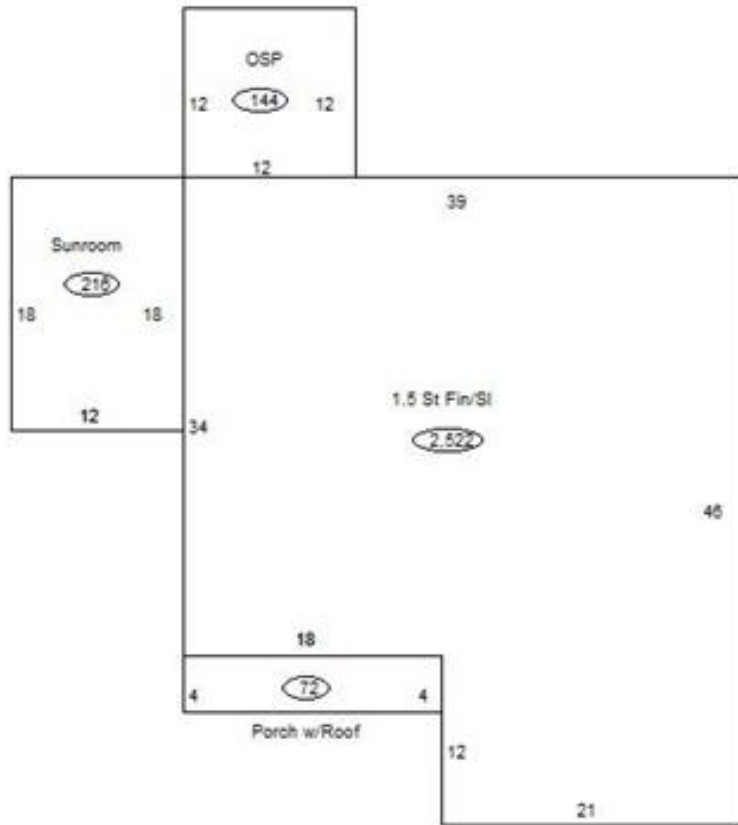
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Sketch Image

660006031



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,578	1.598	2,522
2	M	PRCH		13	SLBC	72	1.000	72
3	M	PATO		13	Open Slab	144	1.000	144
4	M	SUN		13	Sunroom	216	1.000	216
5	U	^UL		13	Upper Level (1)	944	1.000	944
Total Building Area						1,578		2,522



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			896
	Qual 2	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)		RCNLD
Base Cost (16.00 x 896)		14,336	14,336	5,734		8,602