



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660006916 <b>Parcel ID</b> 21N15E-08-3-00000-000-0000 <b>Cadastral ID</b> 08-21-15-00100 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 4 <b>Tax Area</b> 7 - OWASSO/LIMESTONE FIRE <b>Name ID</b> 309536 BOBACK, WANDA MAE TRUSTEE  5475 E 490 RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 05475 E 490 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 19 - Acres <b>Sec/Twn/Rng</b> 8 / 21 / 15 / 3 <b>Neighborhood</b> 6060 - UNPLATTED <b>School District</b> S021 - OWASSO SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0613\IMG_0001. 6/13/2022</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.30936160 -95.73244835 E2 SE SW LESS E 165' N 264' S 528'																																																																																																																									
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Lot Data	Primary Image
<b>Lot Data</b> Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY  <b>Method</b> Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,312 / 1,312
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	672 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1957 / 52

\\tsclient\C\Users\Randy Necessary\Pictures\101_0613\IMG_0001. 6/13/2022	
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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	105.50	Total Misc Impr	+ 2,159	Roofing Adj	+ 4.46	Garage Cost	+ 17,418
Subfloor Adj	+ 1.15	Total RCN	= 190,845	Heat/Cool Adj	+ 11.47	Depreciation ( 58%)	- 110,690
Plumbing Adj	+ 7.96	Lump Sums	+ 11,011	Basement Adj	+ 0.00	RCNLD	= 91,166
Adj Base Cost	= 130.54	Lot Value	+ 91,166	Total Area	x 1,312	Indicated Value	= 91,166
		Value Per SqFt	69.49	Adjusted Cost	= 171,268		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	91,166		
Lot Value			
Indicated Value	91,166	69.49	Per SqFt
Agland Value	3,824		
Site Improvements	6,430		
Total Value	101,420	77.30	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2014	1	0.00		
PRCH	SLAB PORCH - COVERED	16697	15x6		90	23.99		2,159
WODC	WOOD DECK - COVERED	16698	28x14		392	28.09		11,011



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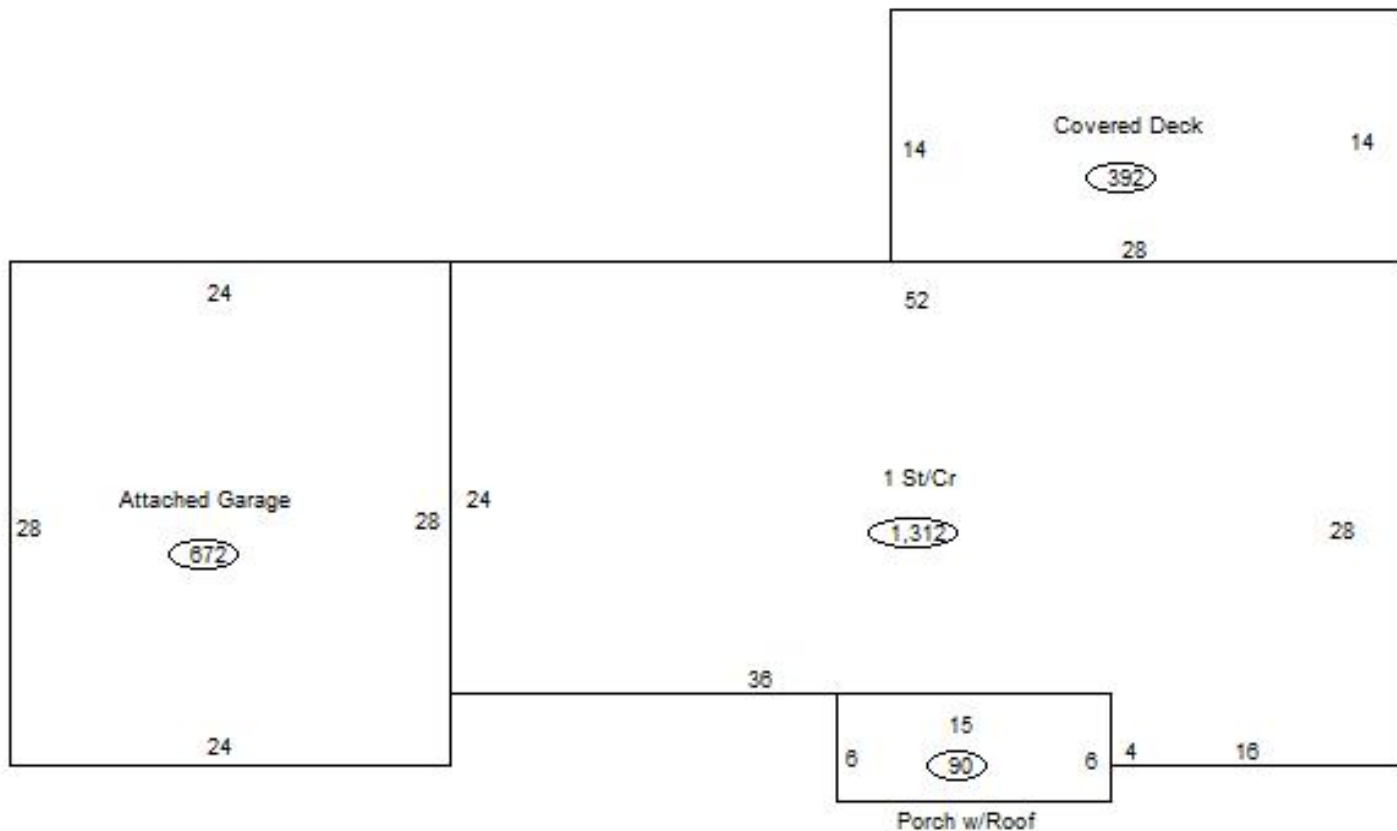
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,312	1.000	1,312
2	G	1		13	Attached Garage	672	1.000	672
3	M	PRCH		13	SLBC	90	1.000	90
4	M	WODC		13	WODC	392	1.000	392
<b>Total Building Area</b>						1,312		1,312



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			1,500
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (60% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (9.80 x 1,500)		14,700		14,700	8,820	5,880
	STF	STG FAIR	0x0x0			392
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.68 x 392)		1,835		1,835	1,285	550
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.68 x )						



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### Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
NAB	NEWTONIA SILT LOAM 1-3% S	TMBR	80			5.400	144	144	778	778
<b>TMBR Totals</b>						5.400			778	778
NAB	NEWTONIA SILT LOAM 1-3% S	IMP PST	80			13.600	224	224	3,046	3,046
<b>IMP PST Totals</b>						13.600			3,046	3,046
<b>Total Agland</b>						19.000			3,824	3,824