



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 01:54:49
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660006922 Parcel ID 21N15E-08-2-00000-000-0000 Cadastral ID 08-21-15-00250 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 322014 BUSHYHEAD, JORY G & VICKIE J-TRUST 20377 S 4080 RD CLAREMORE OK 74019-0000 Parcel Location Situs 20377 S 4080 RD Subdivision Lot/Block / Parcel Size 2.98 - Acres Sec/Twn/Rng 8 / 21 / 15 / 2 Neighborhood 6060 - UNPLATTED School District S021 - OWASSO SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0613\IMG_0016. 6/13/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.31604095 -95.73969385 N 360', W 360' S2 SW NW																																																																																																																									
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Date 04/17/2026
 Time 01:54:50
 Page 2

Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,341 / 3,077
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,341
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	360 Attached Garage - Finished
Remodel	RMA -
Year/Eff Age	1975 / 38

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025	
Base Cost	97.37	Total Misc Impr	+	28,002	
Roofing Adj	+ 4.67	Garage Cost	+	19,627	
Subfloor Adj	+ -2.59	Total RCN	=	415,915	
Heat/Cool Adj	+ 14.47	Depreciation (45%)	-	187,162	
Plumbing Adj	+ 5.77	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	228,753	
Adj Base Cost	= 119.69	Lot Value	+		
Total Area	x 3,077	Indicated Value	=	228,753	
Adjusted Cost	= 368,286	Value Per SqFt		74.34	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	228,753		
Lot Value			
Indicated Value	228,753	74.34	Per SqFt
Agland Value	125		
Site Improvements	65,502		
Total Value	294,380	95.67	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
SHLT	STORM SHELTER	0		1	2019	0.00		
PRCH	Slab Porch - Covered	16717	180		180	28.88		5,198
PATO	SLAB PORCH - OPEN	16719	10x8		80	12.93		1,034
PATO	Slab Porch - Open	119843	23x12		276	10.44		2,881
PATO	Slab Porch - Open	153890	1032		1,032	9.69		10,000
PATO	Slab Porch - Open	153891	210		210	11.71		2,459



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Date 04/17/2026
Time 01:54:50
Page 4

660006922

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	Shop Building	30x30x0			900	
	Qual 3	Cond 3	Year 2022	Eff Age	3		
		Valuation Summary	Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD	
		Base Cost (32.53 x 900)	29,277		29,277	1,464	27,813
	LT	LEAN-TO	10x30x0			300	
	Qual	Cond	Year 2022	Eff Age			
		Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
		Base Cost (2.92 x 300)	876		876		876
	LF	LOAFING SHED	15x36x0			540	
	Qual 4	Cond 4	Year 2021	Eff Age			
		Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
		Base Cost (4.26 x 540)	2,300		2,300		2,300
	UTIL	SHOP BUILDING	0x0x0			1,152	
	Qual 2	Cond 3	Year 2007	Eff Age			
		Valuation Summary	Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD	
		Base Cost (30.50 x 1,152)	35,136		35,136	5,270	29,866
	LT	LEAN-TO	0x0x0			576	
	Qual 3	Cond 3	Year 2007	Eff Age			
		Valuation Summary	Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD	
		Base Cost (2.92 x 576)	1,682		1,682	252	1,430
	BARN	BARN	0x0x0			960	
	Qual 3	Cond 3	Year	Eff Age			
		Valuation Summary	Modifier Total	RCN	Depr (75% Phys/ % Func)	RCNLD	
		Base Cost (10.48 x 960)	10,061		10,061	7,546	2,515
	STF	STG FAIR	10x20x0			200	
	Qual 2	Cond 3	Year	Eff Age	1520		
		Valuation Summary	Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD	
		Base Cost (4.68 x 200)	936		936	234	702



Rogers

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Time 01:54:50
Page 5

Agland Inventory

660006922

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
SO	SOGN SOILS	IMP PST	15			2.980	42	42	125	125
IMP PST Totals						2.980			125	125
Total Agland						2.980			125	125