



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 06:33:12
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Assessment Data					Primary Image																																																																																																																				
Account 660006923 Parcel ID 21N15E-08-2-00000-000-0000 Cadastral ID 08-21-15-00260 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 292750 SOUTH, AUBREY JR & PEGGY L 20233 S 4080 RD CLAREMORE OK 74019-0000																																																																																																																									
Parcel Location Situs 20233 S 4080 RD Subdivision Lot/Block / Parcel Size 5 - Acres Sec/Twn/Rng 8 / 21 / 15 / 2 Neighborhood 6060 - UNPLATTED School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.31791755 -95.73916694 N2 NW SW NW					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>R7</td> <td>R7 NEW IMP</td> <td>08/2006</td> <td>02/2007</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R7	R7 NEW IMP	08/2006	02/2007																																																																																																							
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Lot Data		Square-Foot - NBHD 6060 #1	
Lot Size			
Lot Count			
Units Buildable	5		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		
Method	Square-Foot		
Base Lot Value			
Factor Value			
Adjustments			
Lot Value			



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,417 / 2,880
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	578 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1992 / 26

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	

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	287,809		
Lot Value			
Indicated Value	287,809	99.93	Per SqFt
Agland Value	932		
Site Improvements	43,284		
Total Value	332,025	115.29	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	102.09	Total Misc Impr	+	20,640
Roofing Adj	+ 3.21	Garage Cost	+	27,172
Subfloor Adj	+ 0.00	Total RCN	=	423,249
Heat/Cool Adj	+ 16.31	Depreciation (32%)	-	135,440
Plumbing Adj	+ 8.75	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	287,809
Adj Base Cost	= 130.36	Lot Value	+	
Total Area	x 2,880	Indicated Value	=	287,809
Adjusted Cost	= 375,437	Value Per SqFt		99.93

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	16722		130	130	32.69		4,250
PRCH	SLAB PORCH - COVERED	16723	22x13		286	31.98		9,146



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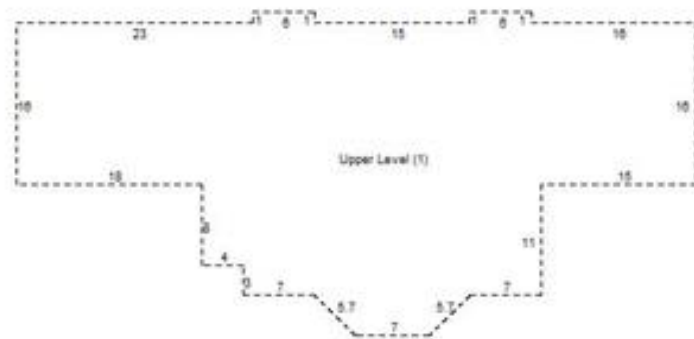
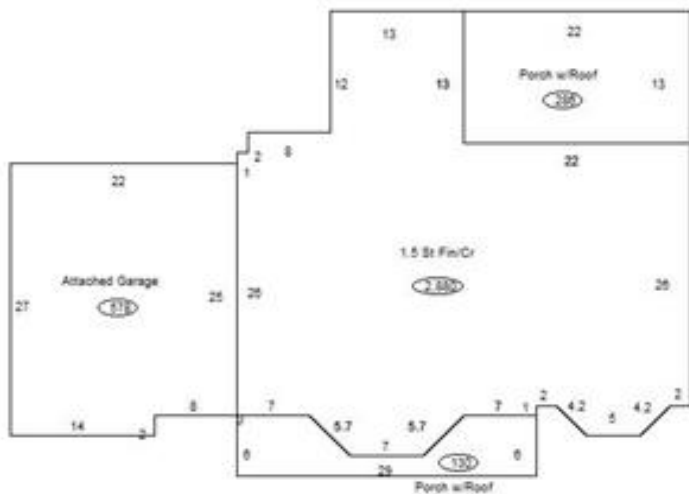
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Sketch Image

660006923



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	1,417	2.032	2,880
2	G	1		13	Attached Garage	578	1.000	578
3	M	PRCH		13	SLBC	130	1.000	130
4	M	PRCH		13	SLBC	286	1.000	286
5	U	^UL		13	Upper Level (1)	1,463	1.000	1,463
Total Building Area						1,417		2,880



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,440
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (29.02 x 1,440)		41,789	41,789	2,089	39,700
	BARN	BARN	0x0x0			360
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (10.48 x 360)		3,773	3,773	189	3,584



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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
SO	SOGN SOILS	NTV PST	15			1.000	36	36	36	36
NTV PST Totals						1.000			36	36
NAB	NEWTONIA SILT LOAM 1-3% S	IMP PST	80			4.000	224	224	896	896
IMP PST Totals						4.000			896	896
Total Agland						5.000			932	932