



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 05:03:47
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Assessment Data					Primary Image																																																																																																																				
Account 660006928 Parcel ID 21N15E-08-1-00000-000-0000 Cadastral ID 08-21-15-00600 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 336148 ALBERT, RANDY & JENNIFER TRUSTEES THE ALBERT FAMILY TRUST 5725 E OLD HWY 20 CLAREMORE OK 74019-0000 Parcel Location Situs 05725 E OLD HWY 20 Subdivision Lot/Block / Parcel Size 3.77 - Acres Sec/Twn/Rng 8 / 21 / 15 / 1 Neighborhood 6060 - UNPLATTED School District S021 - OWASSO SCHOOLS					<p>\\\\tsclient\C\Users\Randy Necessary\Pictures\101_0614\IMG_0054. 6/15/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.32155982 -95.72746968 TRACT 1 A PT N2 NE LYING N & E ST HWY #20 BEG: 1257.87' W NE/C; S 5-37-00 W 494.63' TO A PT SD PT BEING 40' PERP DIST FROM C/L OF HWY #20; N 49-25- 45 W & PARALLEL TO SD HWY 20 398.89' TO A PT; ALG A CIRCLE TO THE LEFT WITH A RAD 1134. 90' & CENTRAL ANGLE OF 25-18- 49 501.41' TO A PT ON THE N/L OF SD SEC;																																																																																																																									
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Lot Data		Square-Foot - NBHD 6060 #1	
Lot Size			
Lot Count			
Units Buildable	3.77		
Non-Ag Acres	3.6874		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	160,624.00 x .52 = 83,716		
Factor Value			
Adjustments	1.0000		
Lot Value	83,716		



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Residential Data	
Type	1 Single Family Residence
Condition	6 - Excellent
Quality	5 - Very Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	50% Veneer, Stone 50% Frame, Siding, Wood
Base/Total Area	1,452 / 2,690
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	5 / 3.0 / 1.0
Basement Area	
Garage Type	
Remodel	RMA -
Year/Eff Age	1950 / 13

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	386,518	143.69	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	108.64	Total Misc Impr	+ 28,772				
Roofing Adj	+ 3.81	Garage Cost	+ 409,407				
Subfloor Adj	+ 0.00	Total RCN	= 53,223				
Heat/Cool Adj	+ 18.45	Depreciation (13%)	- 11,548				
Plumbing Adj	+ 10.60	Lump Sums	+ 367,732				
Basement Adj	+ 0.00	RCNLD	= 83,716				
Adj Base Cost	= 141.50	Lot Value	+ 451,448				
Total Area	x 2,690	Indicated Value	= 380,635				
Adjusted Cost	= 380,635	Value Per SqFt	167.82				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	367,732		
Lot Value	83,716		
Indicated Value	451,448	167.82	Per SqFt
Agland Value			
Site Improvements	54,672		
Total Value	506,120	188.15	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	8,198.48		8,198
EPSW	ENCLOSED PORCH - SOLID WALL	16739	18x12		216	95.25		20,574
WODC	Wood Deck - Covered	153880	46x5		230	50.21		11,548



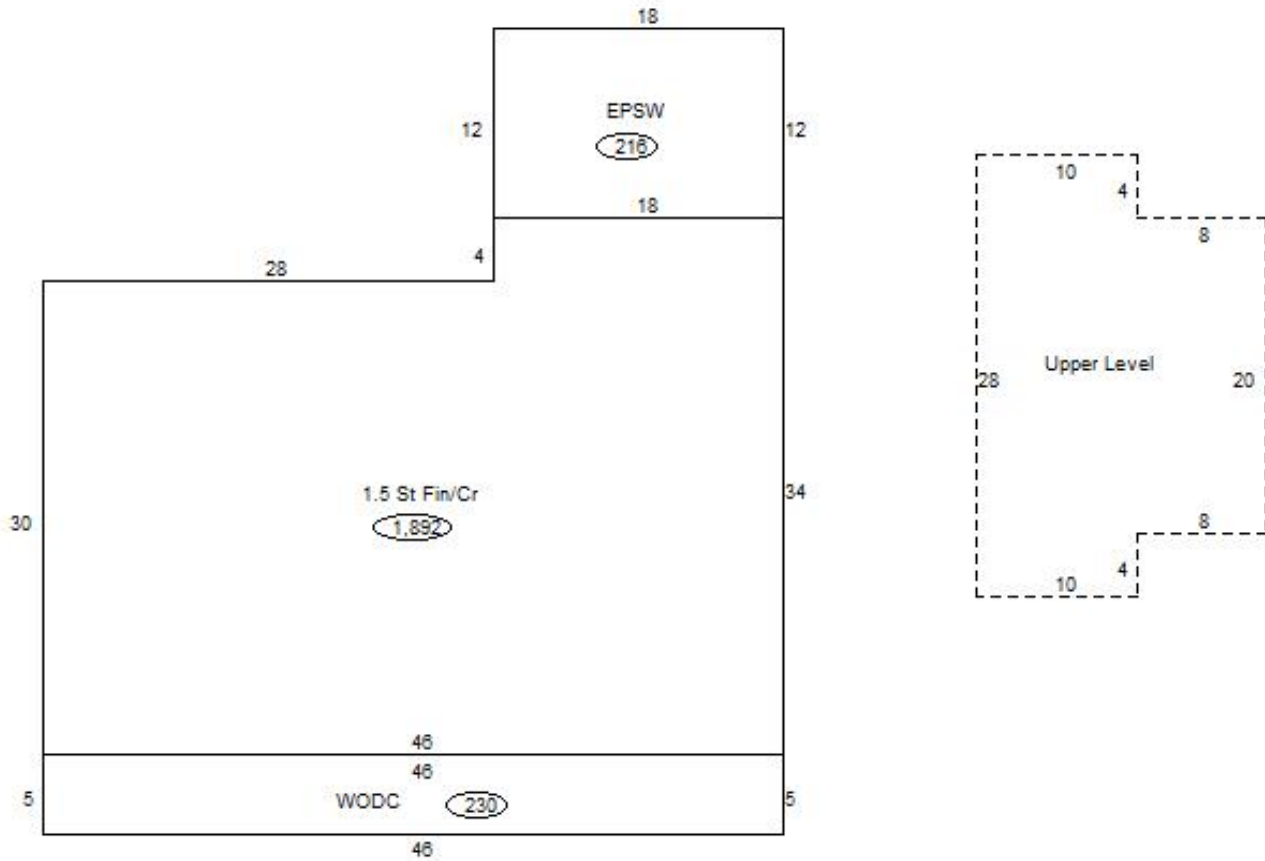
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	1,452	1.303	1,892
2	U	^UL		13	Upper Level	440	1.000	440
3	M	EPSW		13	EPSW	216	1.000	216
4	M	WODC		13	WODC	230	1.000	230
Total Building Area						1,452		1,892



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	36x48x0			1,728
	Qual	Cond	Year	2018	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (30.56 x 1,728)		52,808		52,808	52,808
	STF	STG FAIR	0x0x0			420
	Qual	2	Cond	3	Year	Eff Age
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 420)		1,966		1,966	1,966
	STF	STG FAIR	0x0x0			420
	Qual	2	Cond	3	Year	Eff Age
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 420)		1,966		1,966	1,966
	DTGF	DETACHED GARAGE FAIR	0x0x0			660
	Qual	2	Cond	3	Year	Eff Age
	Valuation Summary		Modifier Total	RCN	Depr (85% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 660)		10,560		10,560	1,584
	LT	LEAN-TO	20x32x0			640
	Qual	2	Cond	3	Year	Eff Age
	Valuation Summary		Modifier Total	RCN	Depr (85% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 640)		1,869		1,869	280