



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 17:18:22
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660006948 Parcel ID 21N15E-08-4-00000-000-0000 Cadastral ID 08-21-15-02420 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 312346 RIGHT, DAVID WAYNE & LINDA LOUIS 20755 S 4090 RD CLAREMORE OK 74019-0000 Parcel Location Situs 20755 S 4090 RD Subdivision Lot/Block / Parcel Size 3 - Acres Sec/Twn/Rng 8 / 21 / 15 / 4 Neighborhood 6060 - UNPLATTED School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.31087976 -95.72311661 TR DESC 2025-007355 AS BEG SE/C E2 E2 SE; N00.0459W 1084.49' TO POB; N00.0459W 292'; S89.5501W 431'; S13.2708W 66.60'; CURVE LEFT RAD 425' DIST 169.71'; S09.2537E 59.58'; SN89.5501E 443.18' TO POB.																																																																																																																									
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Date 04/17/2026
Time 17:18:22
Page 2

Lot Data		Square-Foot - NBHD 6060 #1	
Lot Size			
Lot Count			
Units Buildable	3		
Non-Ag Acres	3.3662		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	146,633.00 x .55 = 80,218		
Factor Value			
Adjustments	1.0000		
Lot Value	80,218		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	50% Frame, Siding, Vinyl 50% Veneer, Masonry
Base/Total Area	2,050 / 2,670
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,050
Fixture/RghIn	12 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1987 / 29

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	351,610 131.69 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	229,923
Lot Value	80,218
Indicated Value	310,141 116.16 Per SqFt
Agland Value	
Site Improvements	37,172
Total Value	347,313 130.08 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	96.04	Total Misc Impr	+ 18,705
Roofing Adj	+ 4.11	Garage Cost	+ 22,205
Subfloor Adj	+ -2.61	Total RCN	= 359,254
Heat/Cool Adj	+ 14.47	Depreciation (36%)	- 129,331
Plumbing Adj	+ 7.22	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 229,923
Adj Base Cost	= 119.23	Lot Value	+ 80,218
Total Area	x 2,670	Indicated Value	= 310,141
Adjusted Cost	= 318,344	Value Per SqFt	116.16

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	16798	14x8		112	29.16		3,266
PRCH	SLAB PORCH - COVERED	16800	317		317	28.42		9,009
FPR1	Fireplace - Residential 1 Story			1	1	6,429.63		6,430



Rogers

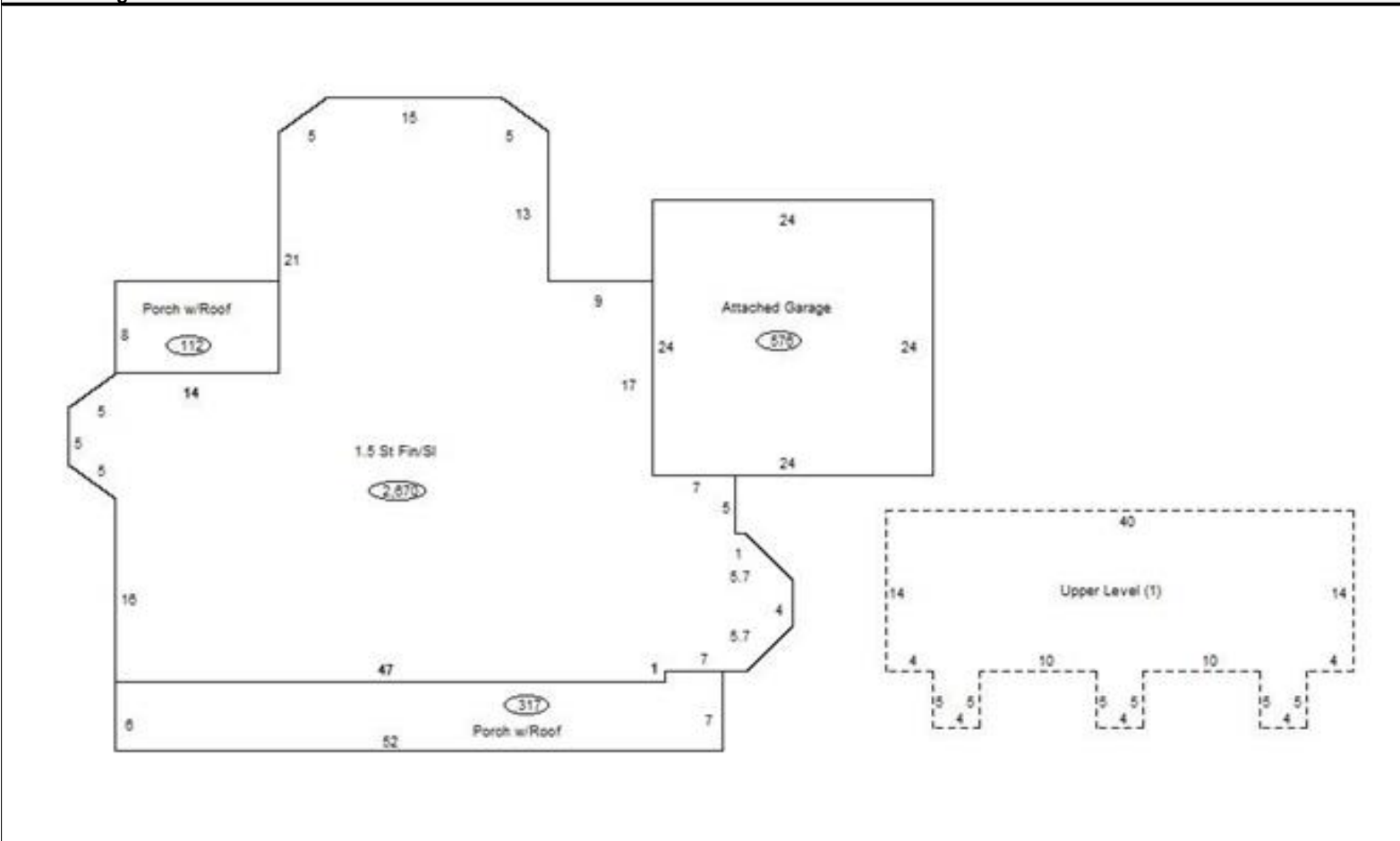
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Date 04/17/2026
 Time 17:18:22
 Page 3

Sketch Image

660006948



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	2,050	1.302	2,670
2	M	PRCH		13	SLBC	112	1.000	112
3	G	1		13	Attached Garage	576	1.000	576
4	M	PRCH		13	SLBC	317	1.000	317
5	U	^UL		13	Upper Level (1)	620	1.000	620
Total Building Area						2,050		2,670



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 Page 4

660006948

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	Cond	Year	12018	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (30,000.00 x 1)	30,000		30,000		30,000
	BARN	BARN	0x0x0			1,080
	Qual	3 Cond	3 Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (45% Phys/ % Func)	RCNLD
	Base Cost (10.37 x 1,080)	11,200		11,200	5,040	6,160
	LF	LOAFING SHED	0x0x0			528
	Qual	3 Cond	3 Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 528)	2,249		2,249	1,237	1,012