



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660008204 Parcel ID 21N17E-08-2-00000-000-0000 Cadastral ID 08-21-17-03000 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 93 - JUSTUS/TRI-DISTRICT FIRE Name ID 326131 ROBERTS, JOHNNY & BETTY 17190 E 480 RD CLAREMORE OK 74019-0000 Parcel Location Situs 17190 E 480 RD Subdivision Lot/Block / Parcel Size 13.7 - Acres Sec/Twn/Rng 8 / 21 / 17 / 2 Neighborhood 2117 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS					<p>660008204_001.JPG 10/14/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.32100238 -95.52133845																																																																																																																									
Legal Description TR IN E2 NW NW & NW NW NW & W2 NE NW, BEG AT A PT 595' E OF NW/C; N 89-40-22; E 989.06' S 0-19-38 E 665.88'; S 89-40- 22 W 796.19'; N 17-04-36 W 669.28'; N 0-19-38 E 25' TO POB					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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 2117 #1	Primary Image
Lot Size Lot Count Units Buildable 13.7 Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY Method Square-Foot 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% Frame, Siding, Vinyl
Base/Total Area	1,720 / 1,720
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,720
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	484 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1979 / 23

660008204	09/29/25
660008204_001.JPG	10/14/2025

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	92.26	Total Misc Impr	+ 10,722				
Roofing Adj	+ 4.30	Garage Cost	+ 13,373				
Subfloor Adj	+ -1.17	Total RCN	= 225,610				
Heat/Cool Adj	+ 11.47	Depreciation (30%)	- 67,683				
Plumbing Adj	+ 10.30	Lump Sums	+ 1,164				
Basement Adj	+ 0.00	RCNLD	= 159,091				
Adj Base Cost	= 117.16	Lot Value	+				
Total Area	x 1,720	Indicated Value	= 159,091				
Adjusted Cost	= 201,515	Value Per SqFt	92.49				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	159,091		
Lot Value			
Indicated Value	159,091	92.49	Per SqFt
Agland Value	2,381		
Site Improvements	57,200		
Total Value	218,672	127.13	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	19356	40x6		240	23.44		5,626
WODO	WOOD DECK - OPEN	135314	16x16		256	18.18	75%	1,164



Rogers

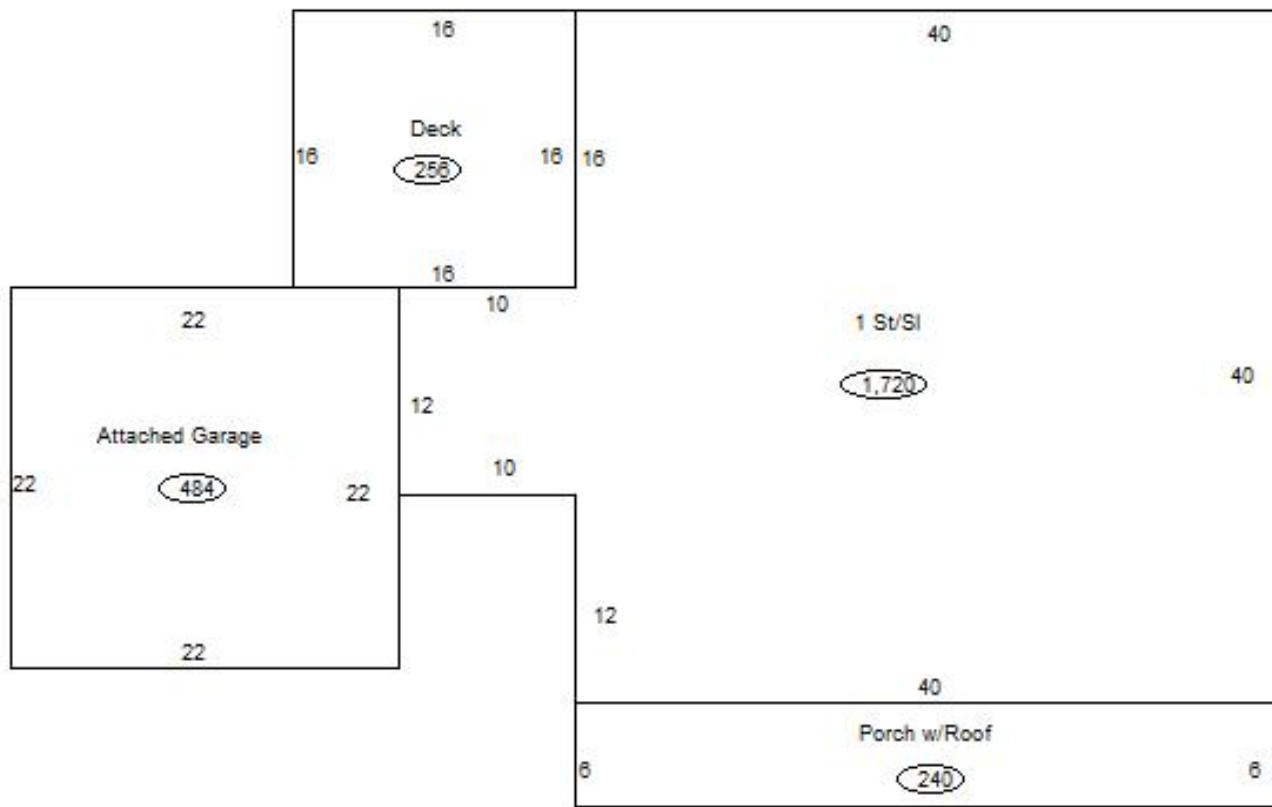
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Sketch Image

660008204



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,720	1.000	1,720
2	G	1		13	Attached Garage	484	1.000	484
3	M	PRCH		13	SLBC	240	1.000	240
4	M	WODO		13	WODO	256	1.000	256
Total Building Area						1,720		1,720



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHIP	Shipping/Storage Container	40x8x6			320
	Qual 1	Cond 1	Year 2024	Eff Age	3	
	Valuation Summary		Modifier Total	RCN	Depr (11% Phys/ % Func)	RCNLD
	Base Cost (4.63 x 320)	1,482		1,482	163	1,319
	BARN	BARN	38x48x0			1,824
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (9.36 x 1,824)	17,073		17,073	2,561	14,512
	UTIL	SHOP BUILDING	30x50x0			1,500
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (32.34 x 1,500)	48,510		48,510	7,277	41,233
	LF	LOAFING SHED	8x20x0			160
	Qual 2	Cond 2	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 160)	682		682	546	136
	CKCP	Chicken Coop	0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (6.59 x)					
	CKCP	Chicken Coop	0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (6.59 x)					
	CKCP	Chicken Coop	0x0x0			
	Qual	Cond	Year	Eff Age		
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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
BC	BATES-COLLINSVILLE COMPLE	IMP PST	51			.210	143	143	30	30
BR	BREAKS-ALLUVIAL LAND COMP	IMP PST	30			4.790	84	84	402	402
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80			8.700	224	224	1,949	1,949
IMP PST Totals						13.700			2,381	2,381
Total Agland						13.700			2,381	2,381