



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image				
Account	660008470				<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0531\IMG_0036. 5/31/2022</p>				
Parcel ID	21N15E-09-2-00000-000-0000								
Cadastral ID	09-21-15-00400								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 4							
Tax Area	7 - OWASSO/LIMESTONE FIRE								
Name ID	116454								
MARSHALL, JAMES D & CHRISTAL									
6332 E 480 RD CLAREMORE OK 74019-0000									
Parcel Location									
Situs	06332 E 480 RD								
Subdivision									
Lot/Block	/	Parcel Size	7.5 - Acres						
Sec/Twn/Rng	9 / 21 / 15 / 2								
Neighborhood	6070 - UNPLATTED								
School District	S021 - OWASSO SCHOOLS								
Legal Description Lat/Long: 36.32124148 -95.71658839									
Building Permits									
NW NW NE NW & E2 NW NE NW									
Exemptions									
Code	Type	Active	Maximum	Exemption	Sale History				
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	
Remove Cap	0	Land Value	115,113	55,085	11%	6,059	Assessed	22,372	2,428.21
Year Frozen	2013	Improvements	299,101	143,129		15,744	Penalty	0	
Uncapped Value	0	Mobile Home	10,811	5,173		569	Exemption	1,000	-97.00
TIF Project ID	0	Total Value	425,025	203,387		22,372	Total Taxable	21,372	2,331.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660008470	MARSHALL, JAMES D &			7	398,851	1000	21,373	2,331.00
2024	2024-660008470	MARSHALL, JAMES D &			7	432,606	1000	21,371	2,372.00
2023	2023-660008470	MARSHALL, JAMES D &			7	348,332	1000	21,372	2,322.00
2022	2022-660008470	MARSHALL, JAMES D &			7	350,608	1000	21,372	2,413.00
2021	2021-660008470	MARSHALL, JAMES D &			7	357,735	1000	21,372	2,387.00
2020	2020-660008470	MARSHALL, JAMES D &			7	355,048	1000	21,372	2,384.00
2019	2019-660008470	MARSHALL, JAMES D &			7	340,979	1000	21,372	2,385.00
2018	2018-660008470	MARSHALL, JAMES D &			7	361,119	1000	21,373	2,308.00
2017	2017-660008470	MARSHALL, JAMES D &			7	358,272	1000	21,372	2,329.00
2016	2016-660008470	MARSHALL, JAMES D &			7	349,356	1000	21,373	2,331.00
2015	2015-660008470	MARSHALL, JAMES D			7	345,663	1000	21,372	2,346.00
2014	2014-660008470	MARSHALL, JAMES D			7	345,603	1000	20,899	2,313.00
2013	2013-660008470	MARSHALL, JAMES D			7	334,888	1000	20,899	2,271.00



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Lot Data	Square-Foot - UNPLATTED (ACRES)	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	7.2421	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	315,466.00 x .36 = 115,113	
Factor Value		
Adjustments	1.0000	
Lot Value	115,113	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,397 / 1,397
Style	100% One Story
HVAC	100% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	1,397
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	399 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1980 / 35

Cost Approach		Manual : 01/2025	
Base Cost	91.85	Total Misc Impr	+ 8,595
Roofing Adj	+ 4.14	Garage Cost	+ 9,923
Subfloor Adj	+ 0.00	Total RCN	= 166,321
Heat/Cool Adj	+ 0.76	Depreciation (46%)	- 76,508
Plumbing Adj	+ 9.05	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 89,813
Adj Base Cost	= 105.80	Lot Value	+ 115,113
Total Area	x 1,397	Indicated Value	= 204,926
Adjusted Cost	= 147,803	Value Per SqFt	146.69



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	131,525	94.15	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	89,813		
Lot Value	115,113		
Indicated Value	204,926	146.69	Per SqFt
Agland Value			
Site Improvements	576		
Total Value	205,502	147.10	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	19641	11x9		99	20.98		2,077
PATO	SLAB PORCH - OPEN	19642	16x12		192	9.48		1,820
PRCH	SLAB PORCH - COVERED	19643	21x6		126	20.90		2,633
PATO	SLAB PORCH - OPEN	119849	21x11		231	8.94		2,065



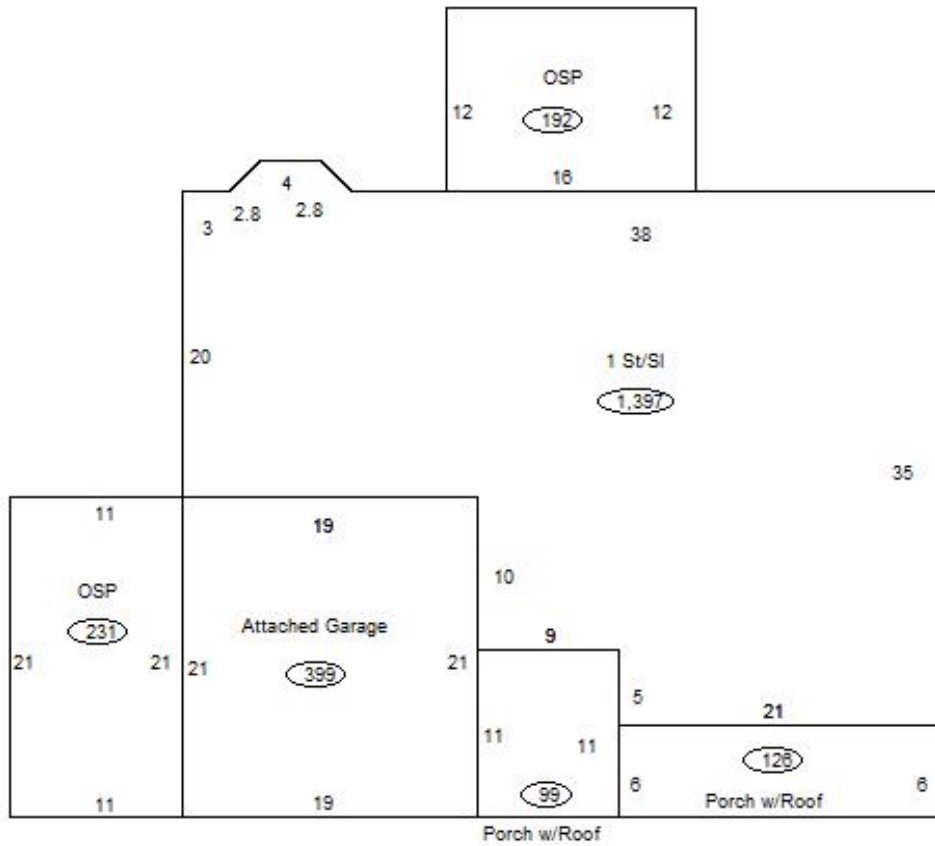
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,397	1.000	1,397
2	G	1		13	Attached Garage	399	1.000	399
3	M	PRCH		13	SLBC	99	1.000	99
4	M	PATO		13	Open Slab	192	1.000	192
5	M	PRCH		13	SLBC	126	1.000	126
6	M	PATO		13	Open Slab	231	1.000	231
Total Building Area						1,397		1,397



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR		0x0x0		224
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (4.68 x 224) 1,048		Modifier Total		RCN 1,048	Depr (45% Phys/ % Func) 472
	PCPT	Carport - Portable		0x0x0		
	Qual		Cond	Year	Eff Age	
	Valuation Summary Base Cost (4.61 x)		Modifier Total		RCN	Depr (100% Phys/ % Func)
	STF	STG FAIR		0x0x0		
	Qual		Cond	Year	Eff Age	
	Valuation Summary Base Cost (4.68 x)		Modifier Total		RCN	Depr (100% Phys/ % Func)



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

Residential Data	
Type	6 Mobile Home 50 x 12
Condition	2 - Fair
Quality	3 - Average
Architecture	6 MS ADJ
Style	100% Single Wide
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	600 / 600
Style	100% Single Wide
HVAC	
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	3 / /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1960 / 66

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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	40.21	Total Misc Impr	+ 17,409				
Roofing Adj	+ 3.14	Garage Cost	+ 0				
Subfloor Adj	+ 0.00	Total RCN	= 54,057				
Heat/Cool Adj	+ 0.00	Depreciation (80%)	- 43,246				
Plumbing Adj	+ 17.73	Lump Sums	+ 3,328				
Basement Adj	+ 0.00	RCNLD	= 14,139				
Adj Base Cost	= 61.08	Lot Value	+ 0				
Total Area	x 600	Indicated Value	= 14,139				
Adjusted Cost	= 36,648	Value Per SqFt	23.57				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	14,139		
Lot Value			
Indicated Value	14,139	23.57	Per SqFt
Agland Value			
Site Improvements			
Total Value	14,139	23.57	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	ENCLOSED PORCH - SOLID WALL	139909	14x11		154	41.79		6,436
WODO	WOOD DECK - OPEN	139910	14x12		168	23.66	30%	2,782
EPSW	ENCLOSED PORCH - SOLID WALL	139911	19x14		266	41.25		10,973
WODO	WOOD DECK - OPEN	139912	6x6		36	30.33	50%	546



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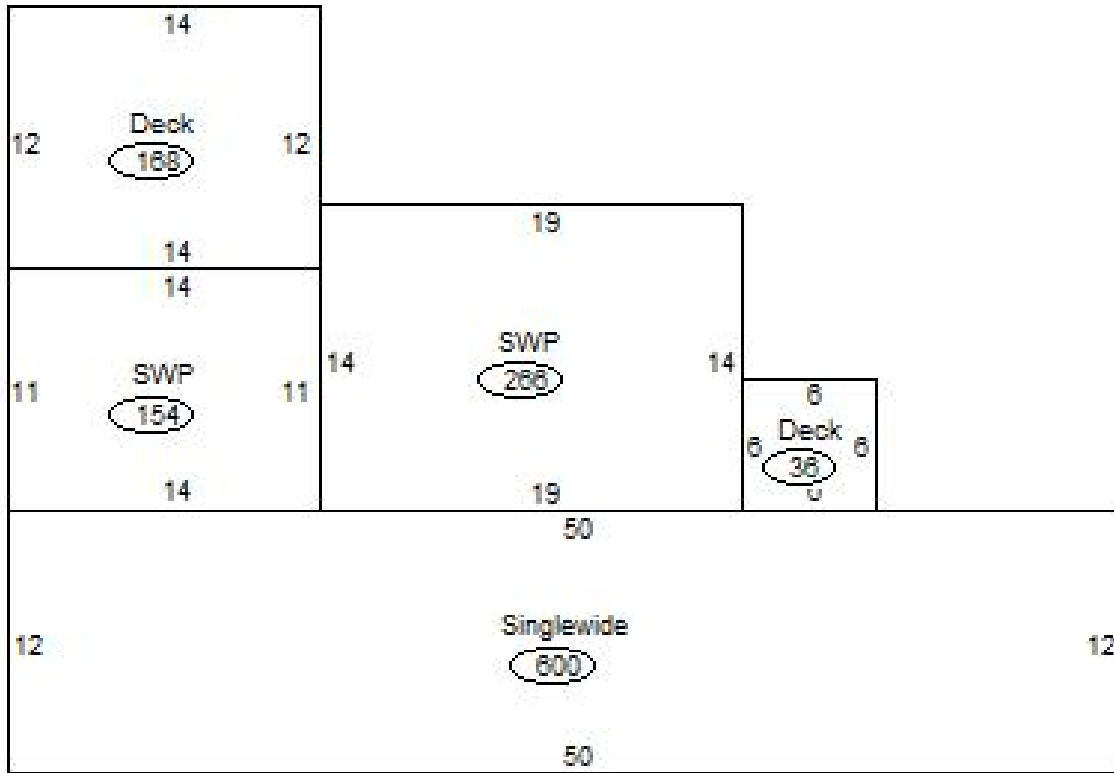
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13		13	Singlewide	600	1.000	600
2	M	EPSW		13	EPSW	154	1.000	154
3	M	WODO		13	WODO	168	1.000	168
4	M	EPSW		13	EPSW	266	1.000	266
5	M	WODO		13	WODO	36	1.000	36
Total Building Area						600		600



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable 7.5 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 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,914 / 1,914
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	630 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1979 / 35

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	224,735	117.42	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	106.01	Total Misc Impr	+	7,723	
Roofing Adj	+ 4.64	Garage Cost	+	19,121	
Subfloor Adj	+ 0.00	Total RCN	=	272,984	
Heat/Cool Adj	+ 12.64	Depreciation (43%)	-	117,383	
Plumbing Adj	+ 5.31	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	155,601	
Adj Base Cost	= 128.60	Lot Value	+		
Total Area	x 1,914	Indicated Value	=	155,601	
Adjusted Cost	= 246,140	Value Per SqFt		81.30	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	155,601		
Lot Value			
Indicated Value	155,601	81.30	Per SqFt
Agland Value			
Site Improvements	1,747		
Total Value	157,348	82.21	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	19633	15x6		90	26.65		2,399
PATO	SLAB PORCH - OPEN	19634	12x10		120	11.29		1,355
PRCH	SLAB PORCH - COVERED	19635	15x10		150	26.46		3,969



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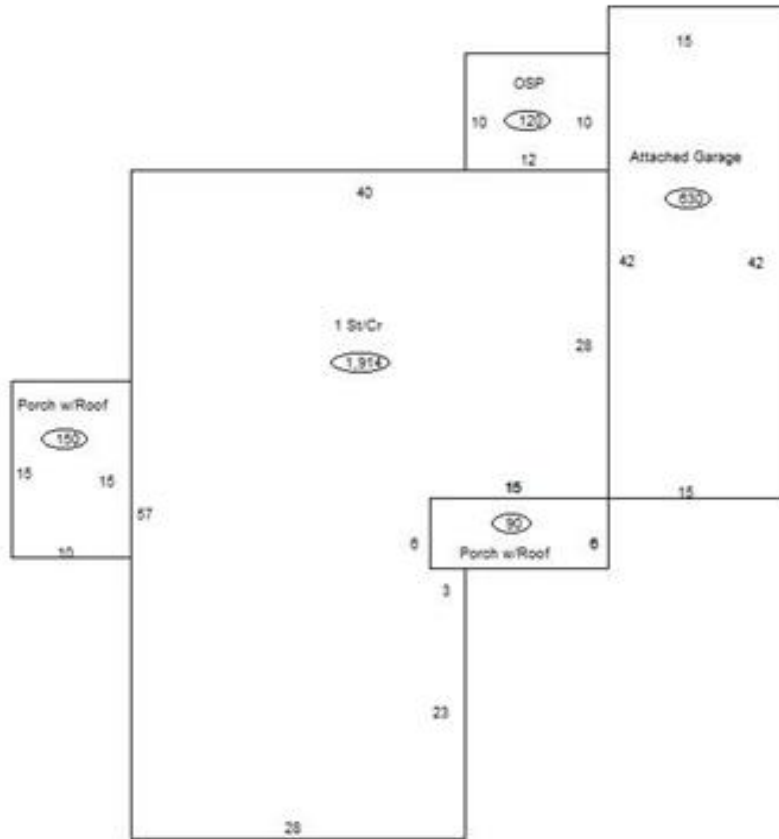
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,914	1.000	1,914
2	G	1		13	Attached Garage	630	1.000	630
3	M	PRCH		13	SLBC	90	1.000	90
4	M	PATO		13	Open Slab	120	1.000	120
5	M	PRCH		13	SLBC	150	1.000	150
Total Building Area						1,914		1,914



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	DTGF	DETACHED GARAGE FAIR	0x0x0			168	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (35% Phys/ % Func)	RCNLD
		Base Cost (16.00 x 168)	2,688		2,688	941	1,747
	SV	SWIM VINYL	0x0x0			1	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (25,000.00 x 1)	25,000		25,000	25,000	
	STF	STG FAIR	0x0x0				
	Qual	2	Cond 2	Year	Eff Age 2026		
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (4.68 x)					
	STF	STG FAIR	0x0x0				
	Qual		Cond	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (4.68 x)					
	STF	STG FAIR	0x0x0				
	Qual		Cond	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (4.68 x)					



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Lot Data	
Lot Size	-
Lot Count	
Units Buildable	1
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	1.5 - Low
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	768 / 768
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1979 / 47

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	54,408	70.84	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	97.82	Total Misc Impr	+	2,186	
Roofing Adj	+ 4.50	Garage Cost	+		
Subfloor Adj	+ 2.70	Total RCN	=	102,579	
Heat/Cool Adj	+ 9.89	Depreciation (56%)	-	57,444	
Plumbing Adj	+ 15.81	Lump Sums	+	2,547	
Basement Adj	+ 0.00	RCNLD	=	47,682	
Adj Base Cost	= 130.72	Lot Value	+		
Total Area	x 768	Indicated Value	=	47,682	
Adjusted Cost	= 100,393	Value Per SqFt		62.09	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	47,682		
Lot Value			
Indicated Value	47,682	62.09	Per SqFt
Agland Value			
Site Improvements	354		
Total Value	48,036	62.55	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	19637	18x6		108	20.24		2,186
WODO	WOOD DECK - OPEN	19638	16x12		192	18.95	30%	2,547



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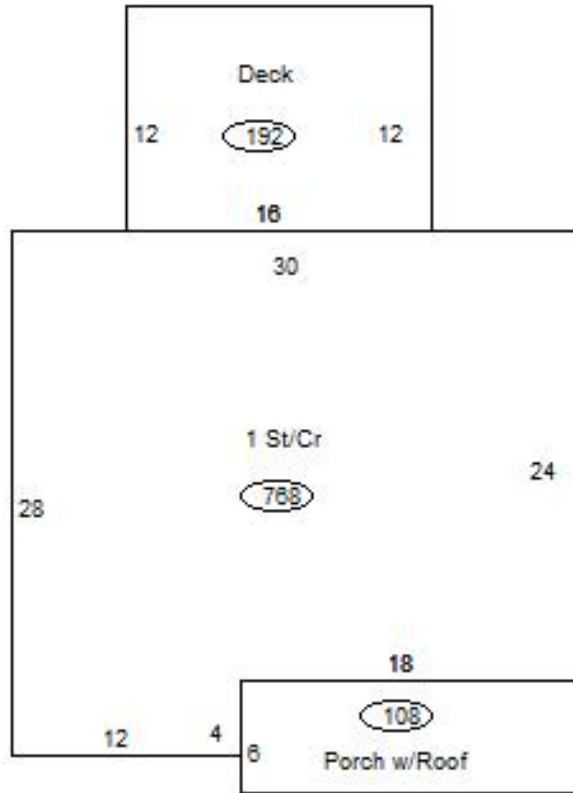
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	768	1.000	768
2	M	PRCH		13	SLBC	108	1.000	108
3	M	WODO		13	WODO	192	1.000	192
Total Building Area						768		768



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			168
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (4.68 x 168)		786	Modifier Total		RCN 786 Depr (55% Phys/ % Func) 432
	PCPT	Carport - Portable	0x0x0			
	Qual		Cond	Year	Eff Age	
	Valuation Summary Base Cost (4.61 x)			Modifier Total		RCN Depr (100% Phys/ % Func)