



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:05:53
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Assessment Data					Primary Image																																																																																																																				
Account 660008484 Parcel ID 21N15E-09-2-00000-000-0000 Cadastral ID 09-21-15-01400 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 322527 MURPHY, JOANNA K 6112 E 480 RD CLAREMORE OK 74019-0031 Parcel Location Situs 06112 E 480 RD Subdivision Lot/Block / Parcel Size 5 - Acres Sec/Twn/Rng 9 / 21 / 15 / 2 Neighborhood 6070 - UNPLATTED School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.32108429 -95.72180900																																																																																																																									
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Lot Data	Square-Foot - UNPLATTED (ACRES)	Primary Image
Lot Size		
Lot Count		
Units Buildable	5	
Non-Ag Acres	4.9648	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	216,265.00 x .39 = 85,353	
Factor Value		
Adjustments	1.0000	
Lot Value	85,353	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	50% Veneer, Stone 50% Frame, Siding, Wood
Base/Total Area	2,454 / 2,454
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,454
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1979 / 24



\\tsclient\C\Users\Randy Necessary\Pictures\101_0520\IMG_0051. 5/20/2022

Cost Approach		Manual : 01/2025	
Base Cost	102.22	Total Misc Impr	+ 19,319
Roofing Adj	+ 4.52	Garage Cost	+ 17,775
Subfloor Adj	+ -2.17	Total RCN	= 344,261
Heat/Cool Adj	+ 12.64	Depreciation (29%)	- 99,836
Plumbing Adj	+ 7.96	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 244,425
Adj Base Cost	= 125.17	Lot Value	+ 85,353
Total Area	x 2,454	Indicated Value	= 329,778
Adjusted Cost	= 307,167	Value Per SqFt	134.38

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	283,167	115.39	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	244,425		
Lot Value	85,353		
Indicated Value	329,778	134.38	Per SqFt
Agland Value			
Site Improvements	25,253		
Total Value	355,031	144.67	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	19690		258	258	26.12		6,739
PRCH	SLAB PORCH - COVERED	19691	14x12		168	26.40		4,435
PATO	SLAB PORCH - OPEN	19692	18x15		270	9.37		2,530



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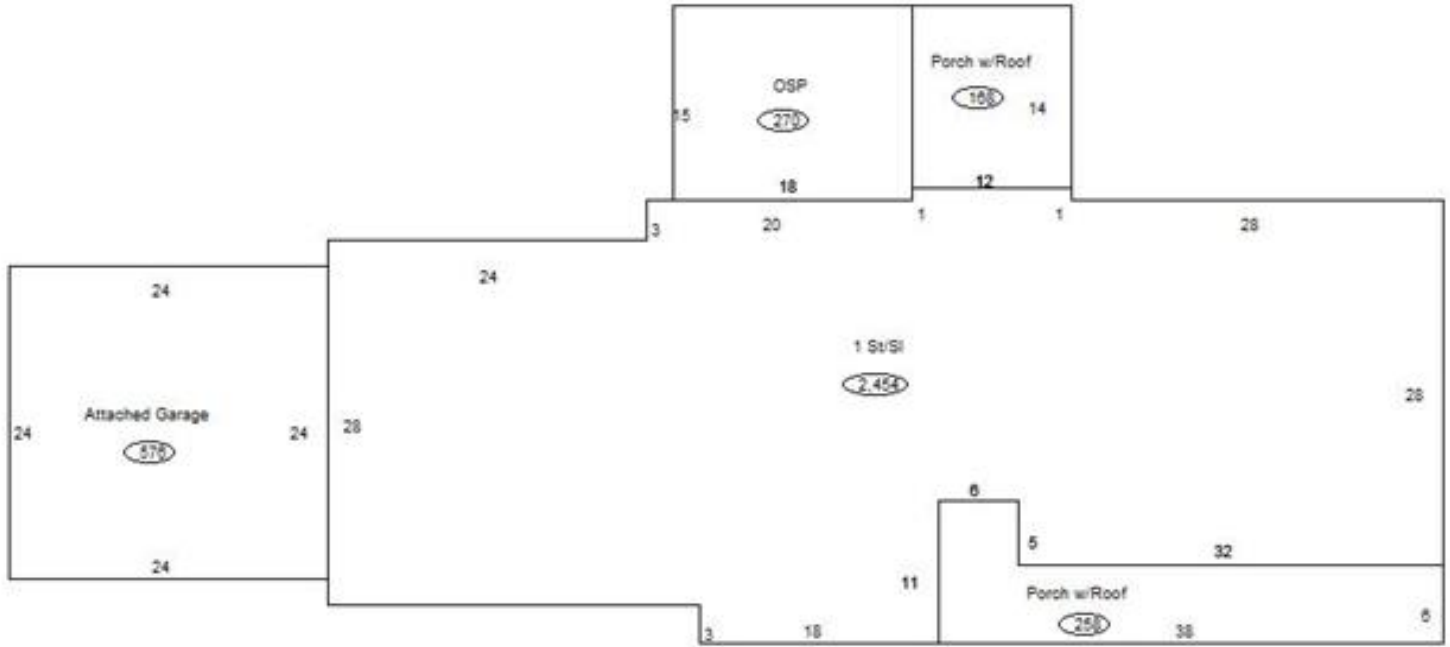
Date 04/16/2026

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Sketch Image

660008484



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,454	1.000	2,454
2	M	PRCH		13	SLBC	258	1.000	258
3	M	PRCH		13	SLBC	168	1.000	168
4	M	PATO		13	Open Slab	270	1.000	270
5	G	1		13	Attached Garage	576	1.000	576
Total Building Area						2,454		2,454



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			432
	Qual 2	Cond 3	Year 2010	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (31.28 x 432)		13,513	13,513	676	12,837
	BARN	BARN	0x0x0			1,800
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD
	Base Cost (9.39 x 1,800)		16,902	16,902	5,916	10,986
	LF	LOAFING SHED	10x24x0			240
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 240)		1,022	1,022	307	715
	LF	LOAFING SHED	24x10x0			240
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 240)		1,022	1,022	307	715