



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 660010428 Parcel ID 21N15E-10-1-00000-000-0000 Cadastral ID 10-21-15-00100 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 8 - CLAREMORE/ NW FIRE Name ID 316473 OSBORNE, CAROLYN L 1403 PARADISE PARKWAY CLAREMORE OK 74017-0000 Parcel Location Situs 08023 E 485 RD Subdivision Lot/Block / Parcel Size 25 - Acres Sec/Twn/Rng 10 / 21 / 15 / 1 Neighborhood 6080 - UNPLATTED School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0725\IMG_0047. 7/27/2022</p>														
Legal Description Lat/Long: 36.31610807 -95.68825905																			
LOT 5 LESS N 275.2'					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					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	No	1,000		2548/496	OSBORNE, CAROLYN L	05/10/2016	0	4										
					2503/378	SELBY, JUDY D	10/05/2015	0	4										
					856/492			34,500	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.442	Current Tax										
Remove Cap	0	Land Value	2,558	2,558	11%	281	Assessed	19,996	2,128.41										
Year Frozen	2011	Improvements	187,303	179,223		19,715	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00										
TIF Project ID	0	Total Value	189,861	181,781		19,996	Total Taxable	19,996	2,128.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660010428	OSBORNE, CAROLYN L			8	188,184	0	19,413	2,066.00										
2024	2024-660010428	OSBORNE, CAROLYN L			8	181,893	0	18,848	2,006.00										
2023	2023-660010428	OSBORNE, CAROLYN L			8	169,032	0	18,299	1,932.00										
2022	2022-660010428	OSBORNE, CAROLYN L			8	170,130	0	17,767	1,888.00										
2021	2021-660010428	OSBORNE, CAROLYN L			8	159,439	0	17,249	1,758.00										
2020	2020-660010428	OSBORNE, CAROLYN L			8	159,989	0	16,746	1,768.00										
2019	2019-660010428	OSBORNE, MARTY & CAROLYN L &			8	150,904	0	16,259	1,735.00										
2018	2018-660010428	OSBORNE, MARTY & CAROLYN L &			8	155,477	0	15,785	1,682.00										
2017	2017-660010428	OSBORNE, MARTY & CAROLYN L &			8	153,968	0	15,325	1,607.00										
2016	2016-660010428	OSBORNE, MARTY & CAROLYN L &			8	149,477	0	14,879	1,605.00										
2015	2015-660010428	SELBY, JUDY D			8	144,031	1000	13,446	1,397.00										
2014	2014-660010428	SELBY, JUDY D			8	146,984	1000	13,446	1,417.00										
2013	2013-660010428	SELBY, JUDY D			8	131,327	1000	13,446	1,396.00										



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable 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% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,463 / 1,991
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,463
Fixture/RghIn	10 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	632 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1992 / 26

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	99.01	Total Misc Impr	+ 7,670	Roofing Adj	+ 3.68	Garage Cost	+ 19,175
Subfloor Adj	+ -1.73	Total RCN	= 267,199	Heat/Cool Adj	+ 12.64	Depreciation (32%)	- 85,504
Plumbing Adj	+ 7.12	Lump Sums	+ 1,835	Basement Adj	+ 0.00	RCNLD	= 183,530
Adj Base Cost	= 120.72	Lot Value	+ 183,530	Total Area	x 1,991	Indicated Value	= 183,530
Adjusted Cost	= 240,354	Value Per SqFt	92.18	Adjusted Cost	= 240,354		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	183,530		
Lot Value			
Indicated Value	183,530	92.18	Per SqFt
Agland Value	2,558		
Site Improvements	3,773		
Total Value	189,861	95.36	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
WODO	WOOD DECK - OPEN	24273	18x12		216	21.24	60%	1,835
PRCH	SLAB PORCH - COVERED	24274	77		77	26.69		2,055



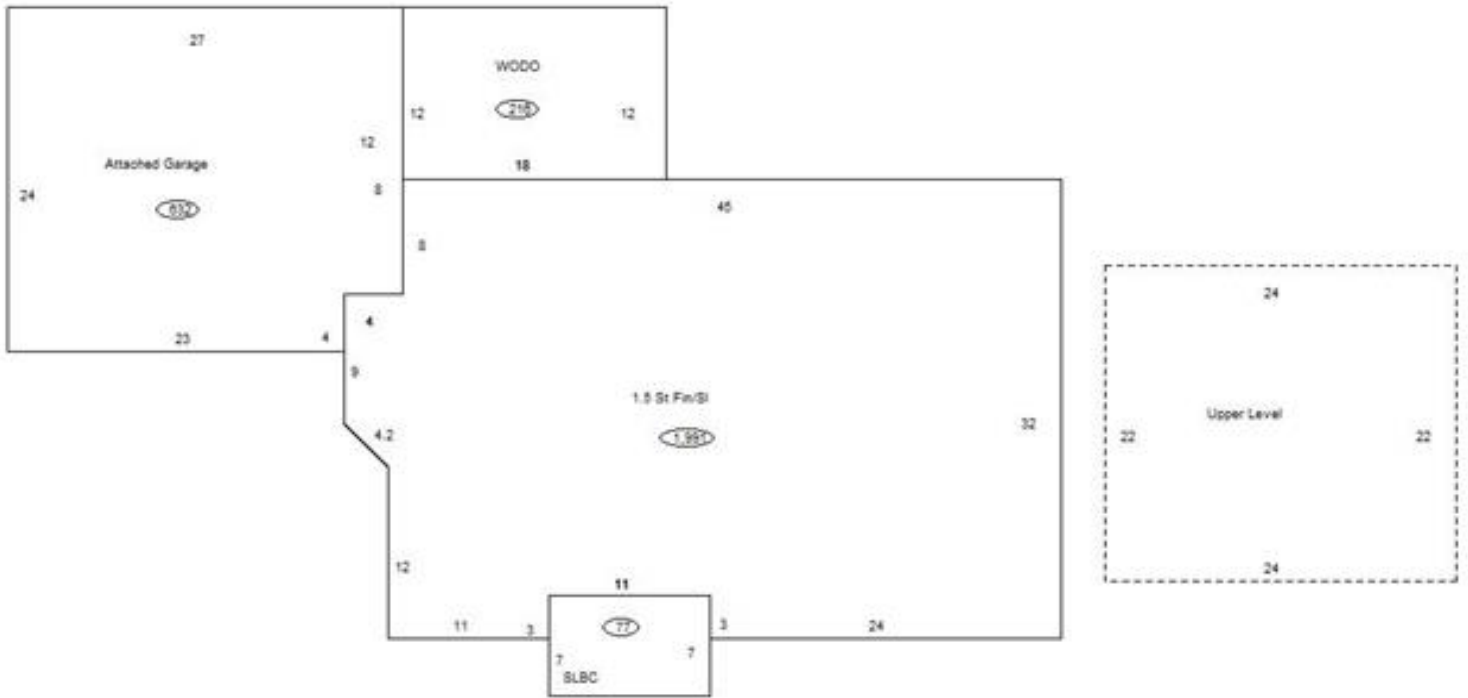
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/Sl	1,463	1.361	1,991
2	G	1		10	Attached Garage	632	1.000	632
3	M	WODO		10	WODO	216	1.000	216
4	M	PRCH		10	SLBC	77	1.000	77
5	U	^UL	Overhang	10	Upper Level	528	1.000	528
Total Building Area						1,463		1,991



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			600
	Qual	3	Cond 3	Year	Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)		RCNLD
Base Cost (10.48 x 600)		6,288		6,288	2,515	3,773



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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
RS	ROUGH STONY LAND	TMBR	20		0	9.000	36	36	324	324
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47		0	4.000	85	85	338	338
TMBR Totals						13.000			662	662
RMB	RIVERTON LOAM 1-3% SLOPES	NTV PST	75		0	10.000	180	180	1,800	1,800
RS	ROUGH STONY LAND	NTV PST	20		0	2.000	48	48	96	96
NTV PST Totals						12.000			1,896	1,896
Total Agland						25.000			2,558	2,558