



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660010440 <b>Parcel ID</b> 21N15E-10-4-00000-000-0000 <b>Cadastral ID</b> 10-21-15-01300 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 4 <b>Tax Area</b> 8 - CLAREMORE/ NW FIRE <b>Name ID</b> 332428 CAMPBELL, WILLIAM O LIVING TRUST  20644 S 4110 RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 20644 S 4110 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 10 - Acres <b>Sec/Twn/Rng</b> 10 / 21 / 15 / 4 <b>Neighborhood</b> 6080 - UNPLATTED <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.31245312 -95.68883393 N2 S 20 ACRES LOT 6																																																																																																																									
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Lot Data	Square-Foot - NBHD 6080 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 10 <b>Non-Ag Acres</b> 10.1582 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 442,490.00 x .41 = 182,841 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 182,841		<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0725\IMG_0045. 7/27/2022</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	4 - Good
<b>Architecture</b>	
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	90% Frame, Siding, Vinyl 10% Veneer, Masonry
<b>Base/Total Area</b>	1,944 / 2,680
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	8 /
<b>Bed/F/H Bath</b>	2 / 2.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	864 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1992 / 26

Cost Approach		Manual : 01/2025	
<b>Base Cost</b>	93.39	<b>Total Misc Impr</b>	+ 35,444
<b>Roofing Adj</b>	+ 4.21	<b>Garage Cost</b>	+ 39,243
<b>Subfloor Adj</b>	+ 0.00	<b>Total RCN</b>	= 394,786
<b>Heat/Cool Adj</b>	+ 16.31	<b>Depreciation ( 32%)</b>	- 126,332
<b>Plumbing Adj</b>	+ 5.53	<b>Lump Sums</b>	+ 0
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 268,454
<b>Adj Base Cost</b>	= 119.44	<b>Lot Value</b>	+ 182,841
<b>Total Area</b>	x 2,680	<b>Indicated Value</b>	= 451,295
<b>Adjusted Cost</b>	= 320,099	<b>Value Per SqFt</b>	168.39

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	389,655	145.39	Per SqFt

Direct Comparables	
<b>Selection Model</b>	1 Res
<b>Adjustment Model</b>	A2 AO Test
<b>Comparables</b>	
<b>Indicated Value</b>	

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	268,454		
<b>Lot Value</b>	182,841		
<b>Indicated Value</b>	451,295	168.39	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	10,406		
<b>Total Value</b>	461,701	172.28	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	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	24309	940		940	30.00		28,200
SHLT	STORM SHELTER - GARAGE ABOVE			1	1	0.00		



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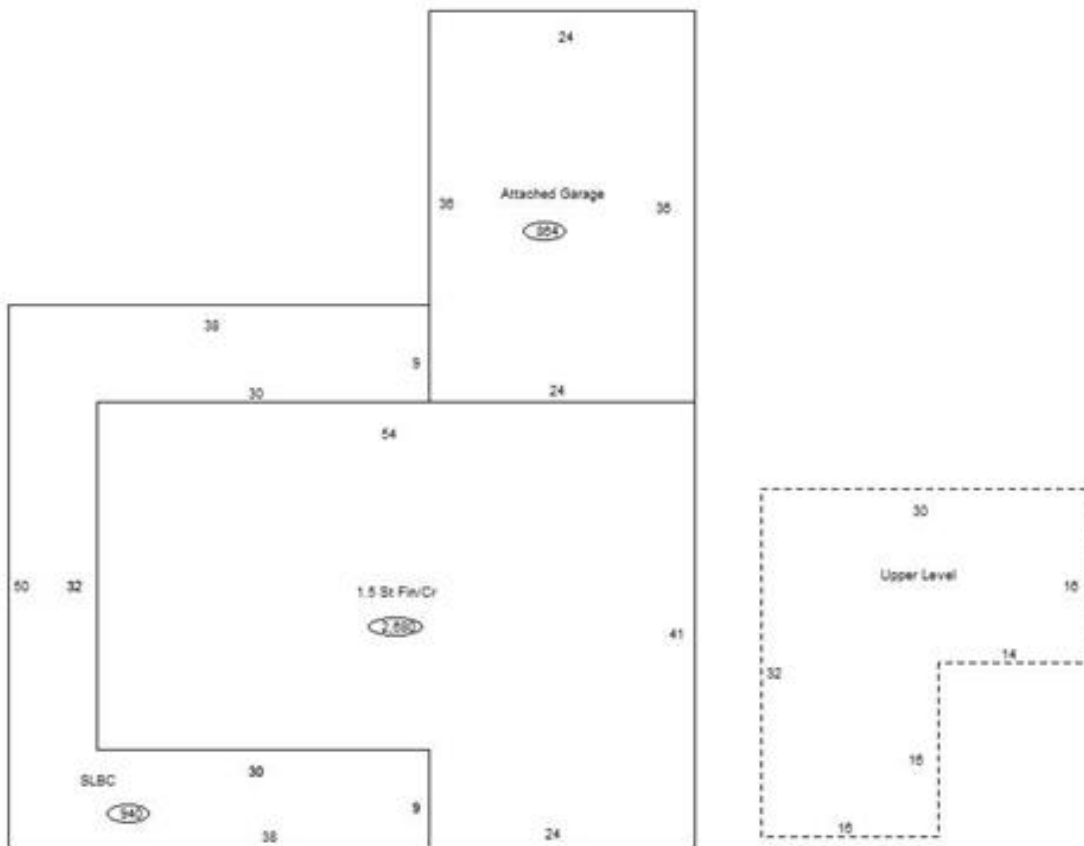
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	1,944	1.379	2,680
2	G	1		13	Attached Garage	864	1.000	864
3	M	PRCH		13	SLBC	940	1.000	940
4	U	^UL		13	Upper Level	736	1.000	736
<b>Total Building Area</b>						1,944		2,680



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			1,396
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (35% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (9.94 x 1,396)	13,876		13,876	4,857	9,019
	STF	STG FAIR	0x0x0			288
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (35% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x 288)	1,348		1,348	472	876
	STF	STG FAIR	0x0x0			168
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (35% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x 168)	786		786	275	511