



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 660010750 Parcel ID 21N16E-10-1-00000-000-0000 Cadastral ID 10-21-16-05700 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 322157 VICE, LYNDA SUE 13550 E 480 RD CLAREMORE OK 74017-0000 Parcel Location Situs 13550 E 480 RD Subdivision Lot/Block / Parcel Size 6.32 - Acres Sec/Twn/Rng 10 / 21 / 16 / 1 Neighborhood 2116 - UNPLATTED School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-11-8\IMG_000: 11/8/2023</p>																																																																																																																				
Legal Description Lat/Long: 36.32000413 -95.58607191																																																																																																																									
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Lot Data	Square-Foot - UNPLATTED (ACRES)	Primary Image
Lot Size		
Lot Count		
Units Buildable	40028	
Non-Ag Acres	0	
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	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,110 / 2,110
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	676 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1958 / 51



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-11-8\IMG_000: 11/8/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	101.22	Total Misc Impr	+	7,854	
Roofing Adj	+ 4.42	Garage Cost	+	20,327	
Subfloor Adj	+ 0.00	Total RCN	=	289,251	
Heat/Cool Adj	+ 12.64	Depreciation (56%)	-	161,981	
Plumbing Adj	+ 5.45	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	127,270	
Adj Base Cost	= 123.73	Lot Value	+		
Total Area	x 2,110	Indicated Value	=	127,270	
Adjusted Cost	= 261,070	Value Per SqFt		60.32	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	127,270		
Lot Value			
Indicated Value	127,270	60.32	Per SqFt
Agland Value	449		
Site Improvements	12,642		
Total Value	140,361	66.52	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	25604	21x4		84	26.66		2,239



Rogers

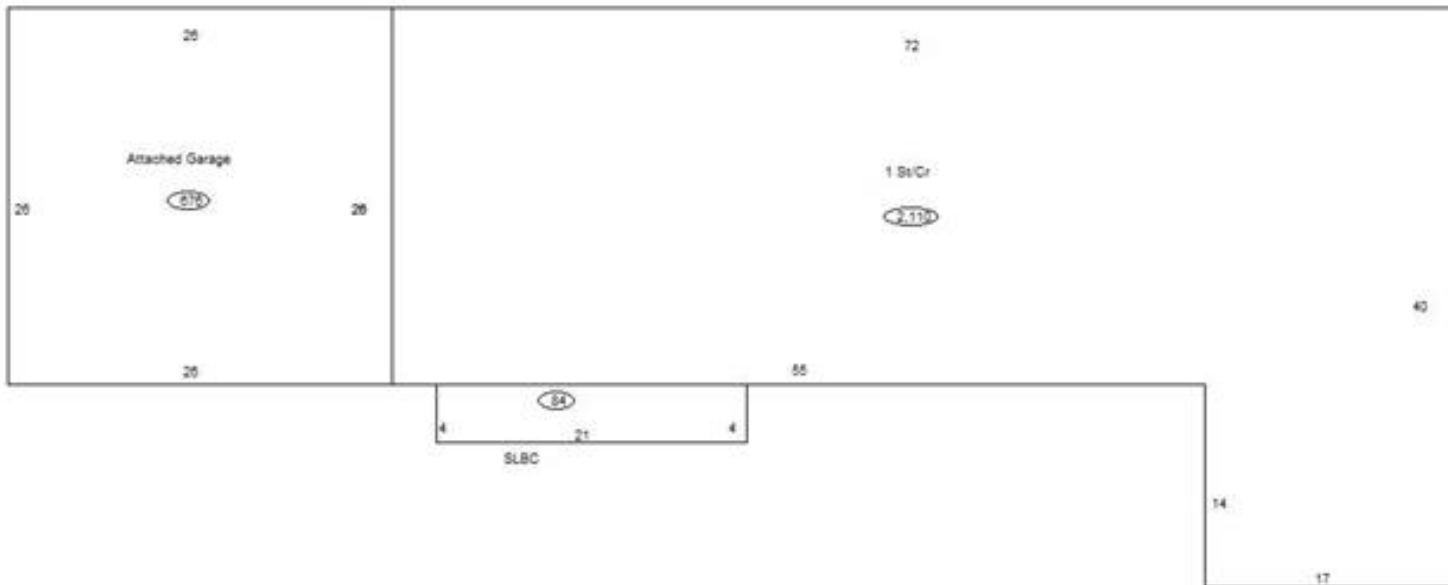
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Sketch Image

660010750



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	2,110	1.000	2,110
2	G	1		10	Attached Garage	676	1.000	676
3	M	PRCH		10	SLBC	84	1.000	84
Total Building Area						2,110		2,110



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	30x40x0			1,200
	Qual	3	Cond 3	Year	Eff Age 1520	
	Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
	Base Cost (12.00 x 1,200)		14,400	14,400	2,880	11,520
	LT	LEAN-TO	16x30x0			480
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 480)		1,402	1,402	280	1,122



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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
LKB	LINKER FINE SANDY LOAM 1-	TMBR	63			1.140	113	113	129	129
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			.670	85	85	57	57
TMBR Totals						1.810			186	186
BC	BATES-COLLINSVILLE COMPLE	IMP PST	51			.120	143	143	17	17
HC	HECTOR STONY SANDY LOAM	IMP PST	20			4.390	56	56	246	246
IMP PST Totals						4.510			263	263
Total Agland						6.320			449	449