



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 660011857 Parcel ID 21N15E-11-2-00000-000-0000 Cadastral ID 11-21-15-00410 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 8 - CLAREMORE/ NW FIRE Name ID 216254 SAPPINGTON, ROBERT M & RUTH ANN MARIE 8002 E 480 RD UNIT A CLAREMORE OK 74019-0000 Parcel Location Situs 08002 E 480 RD UNIT A Subdivision Lot/Block / Parcel Size 5 - Acres Sec/Twn/Rng 11 / 21 / 15 / 2 Neighborhood 6080 - UNPLATTED School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.32147426 -95.68547424																																																																																																																									
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Lot Data		Square-Foot - NBHD 6080 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	0							
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY							
Method	Square-Foot							
Base Lot Value								
Factor Value								
Adjustments	0.5303			<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0725\IMG_0003. 7/26/2022</p>				
Lot Value				<p>GRM Approach</p> <p>GRM Code</p> <p>Gross Rent 0.00</p> <p>Indicated Value</p>				
Residential Data				<p>Multiple Regression</p> <p>MRA Code 1 Test</p> <p>Adjusted R 0.8445</p> <p>Indicated Value 75,242 66.35 Per SqFt</p>				
Type	1 Single Family Residence			<p>Direct Comparables</p> <p>Selection Model 1 Res</p> <p>Adjustment Model A2 AO Test</p> <p>Comparables</p> <p>Indicated Value</p>				
Condition	1.5 - Low			<p>Value Reconciliation</p> <p>Selected Approach Cost Approach</p> <p>Improvements 31,167</p> <p>Lot Value</p> <p>Indicated Value 31,167 27.48 Per SqFt</p> <p>Agland Value 364</p> <p>Site Improvements 1,886</p> <p>Total Value 33,417 29.47 Total Value Per SqFt</p>				
Quality	2 - Fair							
Architecture								
Style	100% One Story							
Exterior Wall	100% Frame, Siding, Vinyl							
Base/Total Area	1,134 / 1,134							
Style	100% One Story							
HVAC	100% Wall Furnace							
Roof Cover	1 Composition Shingle							
Area on Slab	1,134							
Fixture/RghIn	4 /							
Bed/F/H Bath	2 / 1.0 /							
Basement Area								
Garage Type								
Remodel								
Year/Eff Age	1970 / 67							
Cost Approach				Manual : 01/2025				
Base Cost	90.20	Total Misc Impr	+	2,633				
Roofing Adj	+ 4.09	Garage Cost	+					
Subfloor Adj	+ 0.00	Total RCN	=	115,432				
Heat/Cool Adj	+ 0.76	Depreciation (73%)	-	84,265				
Plumbing Adj	+ 4.42	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=	31,167				
Adj Base Cost	= 99.47	Lot Value	+					
Total Area	x 1,134	Indicated Value	=	31,167				
Adjusted Cost	= 112,799	Value Per SqFt		27.48				
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	28389	18x7		126	20.90		2,633



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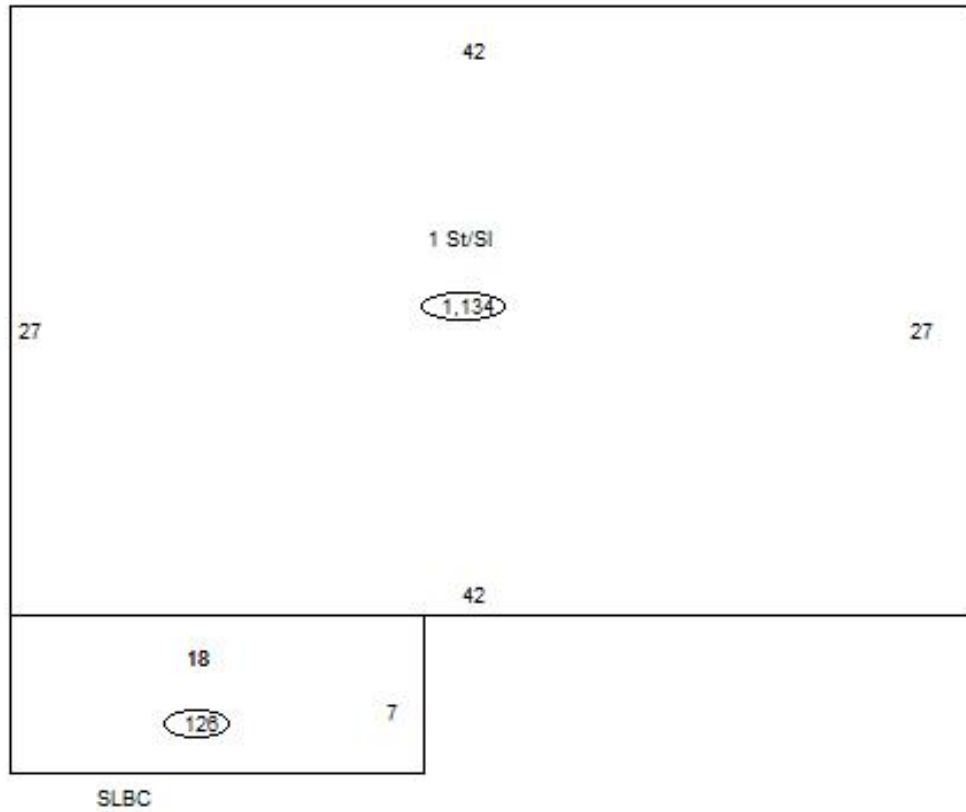
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,134	1.000	1,134
2	M	PRCH		10	SLBC	126	1.000	126
Total Building Area						1,134		1,134



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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 (70% Phys/ % Func)	RCNLD
	Base Cost (10.48 x 600)		6,288		6,288	4,402
	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	2	Cond 3	Year	Eff Age 1520	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					



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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
CMB	CLAREMORE SILT LOAM 0-3%	NTV PST	45			1.635	108	108	177	177
SO	SOGN SOILS	NTV PST	15			.327	36	36	12	12
VF	VERDIGRIS SOILS FREQUENTL	NTV PST	47			1.556	113	113	175	175
NTV PST Totals						3.518			364	364
Total Agland						3.518			364	364