



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:56:07
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Assessment Data					Primary Image																																																																																																																				
Account 660011907 Parcel ID 000000-00-0-00222-001-0002 Cadastral ID 11-21-15-03690 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 8 - CLAREMORE/ NW FIRE Name ID 54044 FRANKS, WILLARD D & DEBORAH 8052 E COUNTRY ROADS DR CLAREMORE OK 74019-0000																																																																																																																									
Parcel Location Situs 08052 E COUNTRY ROAD DR Subdivision COUNTRY ROAD ESTATES Lot/Block 0002 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 11 / 21 / 15 / 5 Neighborhood 1019 - R-V04-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.31563160 -95.68544549 LOT 2 BLOCK 1 COUNTRY ROAD ESTATES					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																																																																																																											
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Lot Data	Square-Foot - NBHD 1019 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0206	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	44,456.00 x 1.33 = 59,147	
Factor Value		
Adjustments	1.0000	
Lot Value	59,147	

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	1,484 / 1,724
Style	100% 1 1/2 Story Finished
HVAC	100% Forced Air Furnace
Roof Cover	1 Composition Shingle
Area on Slab	1,484
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	462 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1993 / 25



\\tsclient\C\Users\Randy Necessary\Pictures\101_0720\IMG_0097. 7/22/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	208,296	120.82	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	251,650		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	103.16	Total Misc Impr	+	5,218			
Roofing Adj	+ 4.29	Garage Cost	+	15,015			
Subfloor Adj	+ -2.00	Total RCN	=	228,130			
Heat/Cool Adj	+ 6.14	Depreciation (31%)	-	70,720			
Plumbing Adj	+ 9.00	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	157,410			
Adj Base Cost	= 120.59	Lot Value	+	59,147			
Total Area	x 1,724	Indicated Value	=	216,557			
Adjusted Cost	= 207,897	Value Per SqFt		125.61			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	157,410		
Lot Value	59,147		
Indicated Value	216,557	125.61	Per SqFt
Agland Value			
Site Improvements			
Total Value	216,557	125.61	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	28564	25x4		100	26.62		2,662
PRCH	SLAB PORCH - COVERED	28565	12x8		96	26.63		2,556



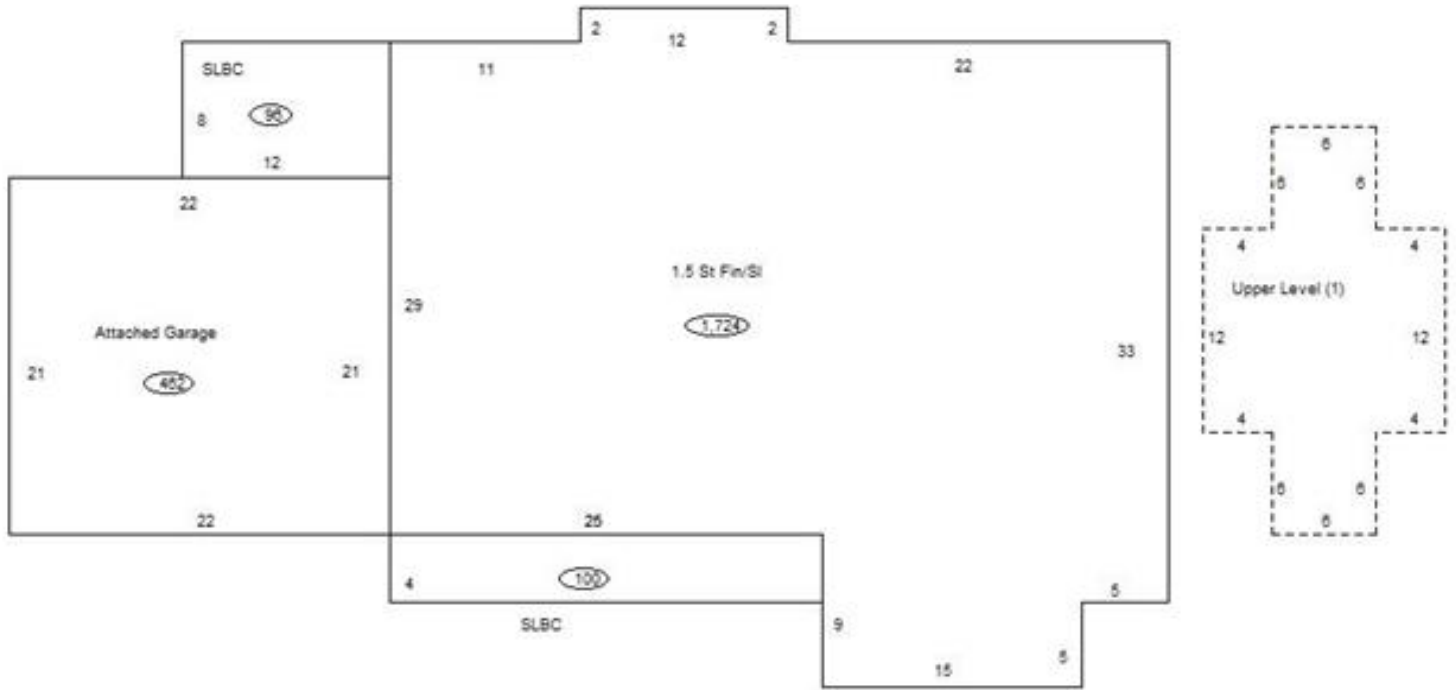
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Sketch Image

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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	1,484	1.162	1,724
2	G	1		10	Attached Garage	462	1.000	462
3	M	PRCH		10	SLBC	100	1.000	100
4	M	PRCH		10	SLBC	96	1.000	96
5	U	^UL		10	Upper Level (1)	240	1.000	240
Total Building Area						1,484		1,724



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	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)						