



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:18:31
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Assessment Data					Primary Image																																																																																																																				
Account 660011959 Parcel ID 000000-00-0-00903-001-0003 Cadastral ID 11-21-15-04210 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 8 - CLAREMORE/ NW FIRE Name ID 324857 BOWLIN, GEORGE F & BONNIE S 8082 E 485 RD CLAREMORE OK 74019-0000 Parcel Location Situs 08082 E 485 RD Subdivision WESTVIEW ESTATES Lot/Block 0003 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 11 / 21 / 15 / 5 Neighborhood 1019 - R-V04-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
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Legal Description					Building Permits																																																																																																																				
Lat/Long: 36.31422367 -95.68556955 LOT 3 BLOCK 1 WESTVIEW ESTATES					<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 colspan="5" style="height: 100px;"> </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	1.2039	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	52,443.00 x 1.24 = 65,058	
Factor Value		
Adjustments	1.0000	
Lot Value	65,058	

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	1,898 / 1,898
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,898
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	RMA -
Year/Eff Age	1974 / 26

Cost Approach		Manual : 01/2025	
Base Cost	101.36	Total Misc Impr	+ 13,808
Roofing Adj	+ 4.43	Garage Cost	+ 0
Subfloor Adj	+ -2.13	Total RCN	= 250,052
Heat/Cool Adj	+ 12.64	Depreciation (32%)	- 80,017
Plumbing Adj	+ 8.17	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 170,035
Adj Base Cost	= 124.47	Lot Value	+ 65,058
Total Area	x 1,898	Indicated Value	= 235,093
Adjusted Cost	= 236,244	Value Per SqFt	123.86



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	195,424	102.96	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	250,230		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	170,035		
Lot Value	65,058		
Indicated Value	235,093	123.86	Per SqFt
Agland Value			
Site Improvements	34,494		
Total Value	269,587	142.04	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	28773	26x5		130	26.52		3,448
PRCH	SLAB PORCH - COVERED	28774	18x10		180	26.36		4,745



Rogers

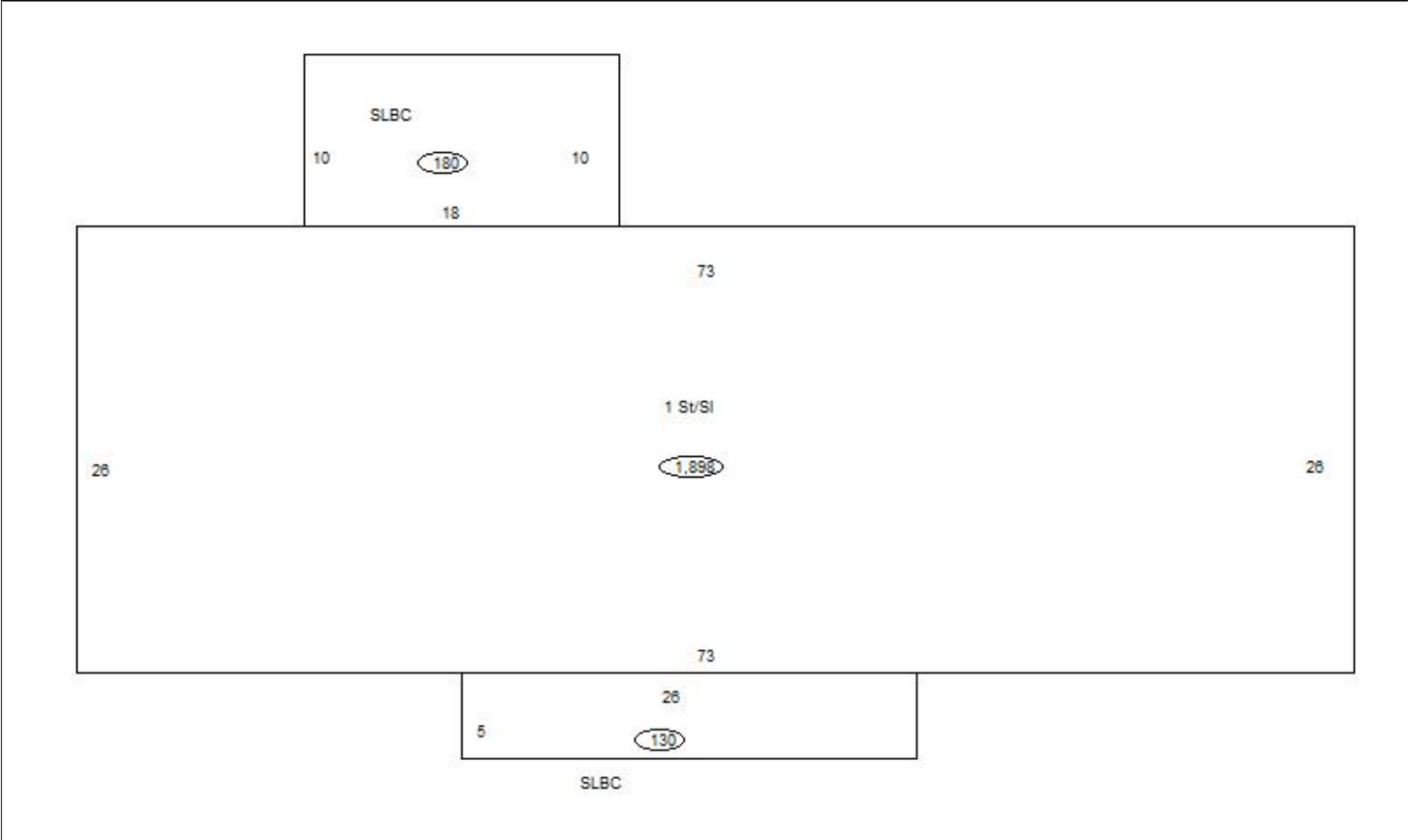
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Sketch Image

660011959



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,898	1.000	1,898
2	M	PRCH		10	SLBC	130	1.000	130
3	M	PRCH		10	SLBC	180	1.000	180
Total Building Area						1,898		1,898



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	18x46x0			828
	Qual 3	Cond 3	Year 2014	Eff Age	9	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (10.48 x 828)	8,677		8,677		8,677
	BARN	BARN	0x0x0			748
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (10.48 x 748)	7,839		7,839	7,839	
	GRDT	GARAGE - DETACHED	0x0x0			900
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (27.24 x 900)	24,516		24,516	1,226	23,290
	STA	STG AVG	18x20x0			360
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (7.02 x 360)	2,527		2,527		2,527
	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)					
	CP	CARPORT DIRT	20x46x0			920
	Qual 1	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (3.50 x 920)	3,220		3,220	3,220	