



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660011961 Parcel ID 000000-00-0-00903-001-0005 Cadastral ID 11-21-15-04230 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 8 - CLAREMORE/ NW FIRE Name ID 309360 JONES, ROBERT & RITA 8144 E 485 RD CLAREMORE OK 74017-0000 Parcel Location Situs 08144 E 485 RD Subdivision WESTVIEW ESTATES Lot/Block 0005 / 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: 36.31422397 -95.68450573																																																																																																																									
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Lot Data	Square-Foot - NBHD 1019 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.1899	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	51,831.00 x 1.25 = 64,605	
Factor Value		
Adjustments	1.0000	
Lot Value	64,605	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,865 / 1,865
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,865
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	525 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1976 / 38



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	191,559	102.71	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	247,340		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	145,763		
Lot Value	64,605		
Indicated Value	210,368	112.80	Per SqFt
Agland Value			
Site Improvements	7,218		
Total Value	217,586	116.67	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	107.90	Total Misc Impr	+	18,092			
Roofing Adj	+ 4.33	Garage Cost	+	14,259			
Subfloor Adj	+ -1.13	Total RCN	=	275,025			
Heat/Cool Adj	+ 11.47	Depreciation (47%)	-	129,262			
Plumbing Adj	+ 7.55	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	145,763			
Adj Base Cost	= 130.12	Lot Value	+	64,605			
Total Area	x 1,865	Indicated Value	=	210,368			
Adjusted Cost	= 242,674	Value Per SqFt		112.80			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	28781	28x5		140	23.80		3,332
PRCH	SLAB PORCH - COVERED	28782	30x14		420	23.01		9,664



Rogers

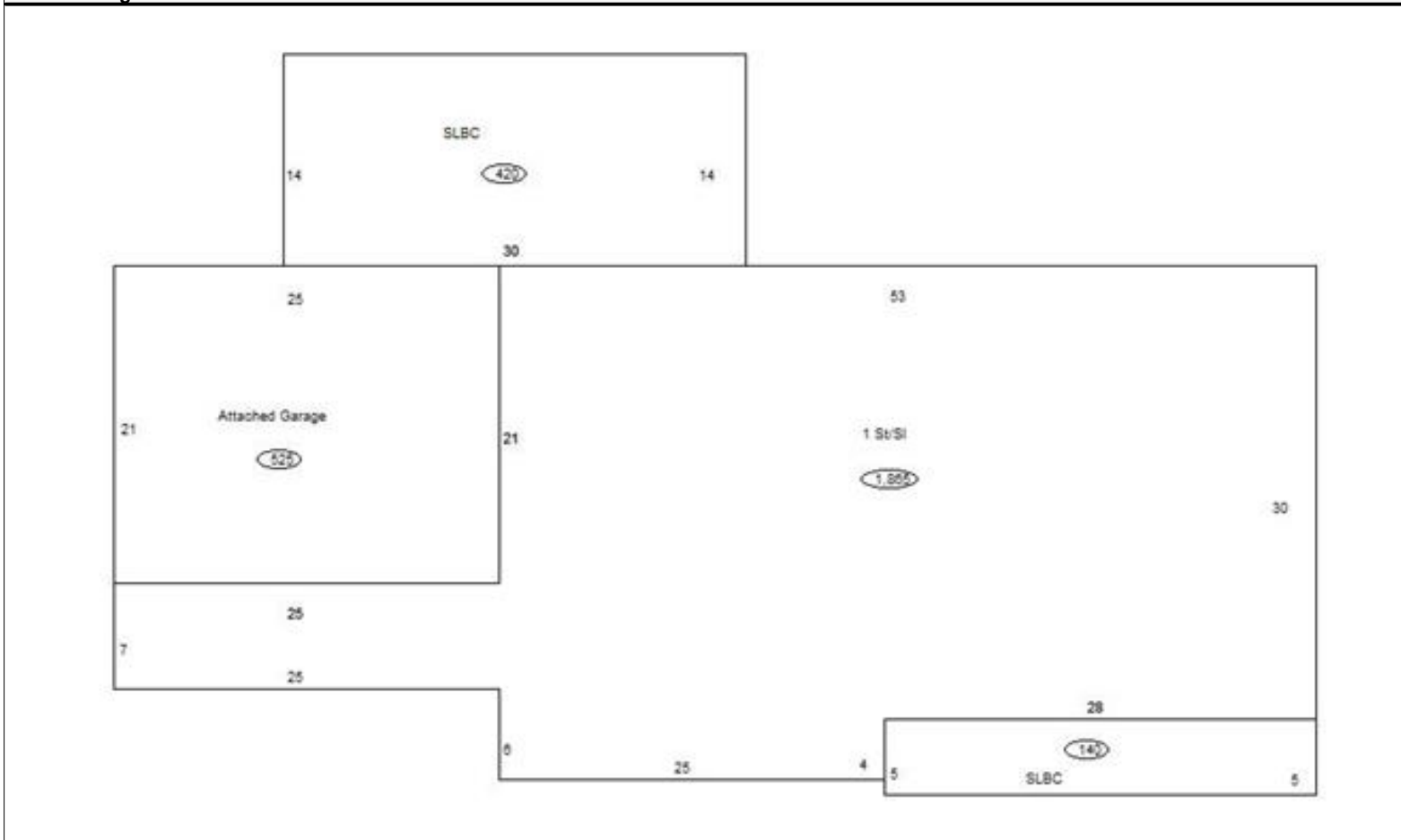
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Sketch Image

660011961



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,865	1.000	1,865
2	G	1		10	Attached Garage	525	1.000	525
3	M	PRCH		10	SLBC	140	1.000	140
4	M	PRCH		10	SLBC	420	1.000	420
Total Building Area						1,865		1,865



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	DTGF	DETACHED GARAGE FAIR	0x0x0			624	
	Qual 2	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD	
	Base Cost (16.00 x 624)		9,984		9,984	3,494	6,490
	CP	CARPORT DIRT	0x0x0			320	
	Qual 3	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD	
	Base Cost (3.50 x 320)		1,120		1,120	392	728
	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)						