



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 660019893 Parcel ID 21N15E-23-1-00000-000-0000 Cadastral ID 23-21-15-00300 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 282401 ROACH, JOHNNY R & KAREN M 8188 E 500 RD CLAREMORE OK 74019-0000 Parcel Location Situs 08188 E 500 RD Subdivision Lot/Block / Parcel Size 152 - Acres Sec/Twn/Rng 23 / 21 / 15 / 1 Neighborhood 6080 - UNPLATTED School District S001 - CLAREMORE SCHOOLS					<p>D:\Appraisers\TOMMY DUNLAP\New folder (101)\IMG_0007.JPG 8/19/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.28949543 -95.68152727 LOT 3 & E2 NW NE & LOT 1 & N2 NW & SW NE LESS E/2 NW/4 NE/4 & LESS E/2 SW/4 NE/4 & LESS E/2 W/2 SW/4 NE/4																																																																																																																									
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Lot Data	Primary Image
<p>Lot Size</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres 0</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities LAND QUALITY</p> <p>Method</p> <p>Base Lot Value</p> <p>Factor Value</p> <p>Adjustments</p> <p>Lot Value</p>	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,272 / 2,272
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,272
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2006 / 15

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	110.01	Total Misc Impr	+ 24,736	Roofing Adj	+ 5.23	Garage Cost	+ 22,205
Subfloor Adj	+ -3.40	Total RCN	= 351,684	Heat/Cool Adj	+ 14.47	Depreciation (16%)	- 56,269
Plumbing Adj	+ 7.82	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 295,415
Adj Base Cost	= 134.13	Lot Value	+ 295,415	Total Area	x 2,272	Indicated Value	= 295,415
Adjusted Cost	= 304,743	Value Per SqFt	130.02	Adjusted Cost	= 304,743	Value Per SqFt	130.02

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	295,415		
Lot Value			
Indicated Value	295,415	130.02	Per SqFt
Agland Value	14,458		
Site Improvements	108,786		
Total Value	714,074	314.29	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	6,429.63	6,430
PRCH	SLAB PORCH - COVERED	48578		21	21	29.46	619
PRCH	SLAB PORCH - COVERED	48579		506	506	27.82	14,077
PRCH	SLAB PORCH - COVERED	48580		124	124	29.11	3,610



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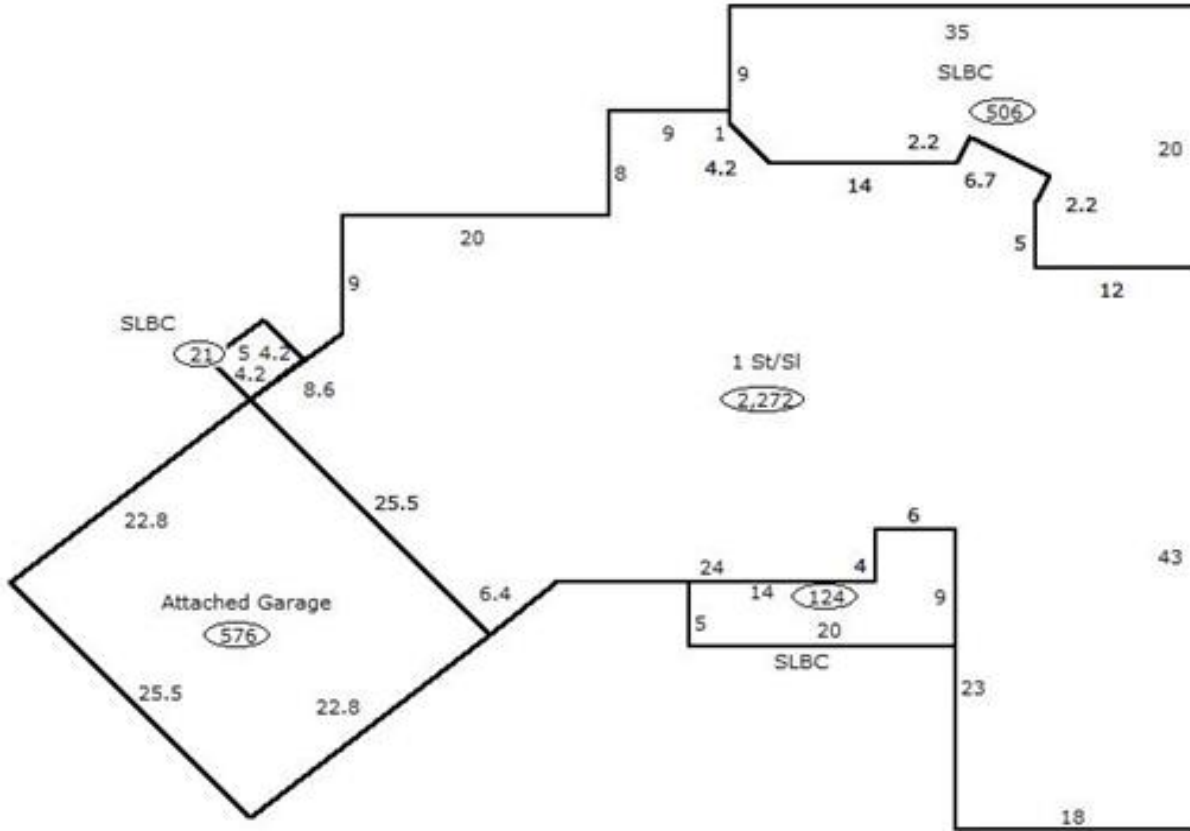
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,272	1.000	2,272
2	G	1		13	Attached Garage	576	1.000	576
3	M	PRCH		13	SLBC	21	1.000	21
4	M	PRCH		13	SLBC	506	1.000	506
5	M	PRCH		13	SLBC	124	1.000	124
Total Building Area						2,272		2,272



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BARN	BARN	0x0x0			9,840	
	Qual	2	Cond 3	Year	2018	Eff Age 6	
	Valuation Summary		Modifier Total		RCN	Depr (24% Phys/ % Func)	RCNLD
	Base Cost (7.09 x 9,840)		69,766		69,766	16,744	53,022
	BARN	BARN	48x54x0			2,592	
	Qual	2	Cond 3	Year	2018	Eff Age 6	
	Valuation Summary		Modifier Total		RCN	Depr (24% Phys/ % Func)	RCNLD
	Base Cost (8.47 x 2,592)		21,954		21,954	5,269	16,685
	LF	LOAFING SHED	0x0x0			2,000	
	Qual	3	Cond 3	Year		Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (45% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 2,000)		8,520		8,520	3,834	4,686
	GRDT	GARAGE - DETACHED	0x0x0			1,200	
	Qual	3	Cond 3	Year		Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (1% Phys/ % Func)	RCNLD
	Base Cost (27.24 x 1,200)		32,688		32,688	327	32,361
	PRCH	SLAB PORCH - COVERED	5x12x0			60	
	Qual	3	Cond 3	Year		Eff Age 1520	
	Valuation Summary		Modifier Total		RCN	Depr (1% Phys/ % Func)	RCNLD
	Base Cost (26.74 x 60)		1,604		1,604	16	1,588
	LT	LEAN-TO	10x16x0			160	
	Qual	2	Cond 3	Year		Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 160)		467		467	23	444



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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
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			26.382	122	122	3,229	3,229
CHB	CHOTEAU SILT LOAM 1-3% SL	NTV PST	80			2.206	192	192	424	424
OS	OSAGE CLAY	TMBR	58			56.919	104	104	5,942	5,942
RMB	RIVERTON LOAM 1-3% SLOPES	TMBR	75			14.093	135	135	1,903	1,903
RS	ROUGH STONY LAND	TMBR	20			40.440	36	36	1,456	1,456
VE	VERDIGRIS CLAY LOAM	TMBR	90			6.704	162	162	1,086	1,086
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			4.940	85	85	418	418
W	WATER	TMBR	0			.317	0	0	0	0
TMBR Totals						152.000			14,458	14,458
Total Agland						152.000			14,458	14,458