



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 660057037 Parcel ID 21N16E-03-4-00000-000-0000 Cadastral ID 03-21-16-02910 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 258304 LATHAM, BOBBY L & JULIA H LATHAM, TRUSTEES PO BOX 1873 CLAREMORE OK 74018-0000 Parcel Location Situs 13575 E 480 RD Subdivision Lot/Block / Parcel Size 5 - Acres Sec/Twn/Rng 3 / 21 / 16 / 4 Neighborhood 2116 - UNPLATTED School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.32269808 -95.58622269 S 660', E 330' W2 SW SE																																																																																																																									
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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	3,296 / 5,263
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	5 Wood or Shake Shingle
Area on Slab	3,296
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.5 /
Basement Area	
Garage Type	888 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1993 / 25

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-3-30\IMG_000; 3/30/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	100.00	Total Misc Impr	+ 58,221	Roofing Adj	+ 4.15	Garage Cost	+ 42,988
Subfloor Adj	+ -2.69	Total RCN	= 757,189	Heat/Cool Adj	+ 17.38	Depreciation (31%)	- 234,729
Plumbing Adj	+ 5.80	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 522,460
Adj Base Cost	= 124.64	Lot Value	+ 522,460	Total Area	x 5,263	Indicated Value	= 522,460
		Value Per SqFt	99.27	Adjusted Cost	= 655,980		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	522,460		
Lot Value			
Indicated Value	522,460	99.27	Per SqFt
Agland Value	585		
Site Improvements	34,165		
Total Value	557,210	105.87	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	7,721.18		7,721
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PRCH	SLAB PORCH - COVERED	79045	20x8		160	35.92		5,747
PRCH	SLAB PORCH - COVERED	79046	324		324	35.11		11,376
PRCH	SLAB PORCH - COVERED	79047	52x10		520	34.49		17,935



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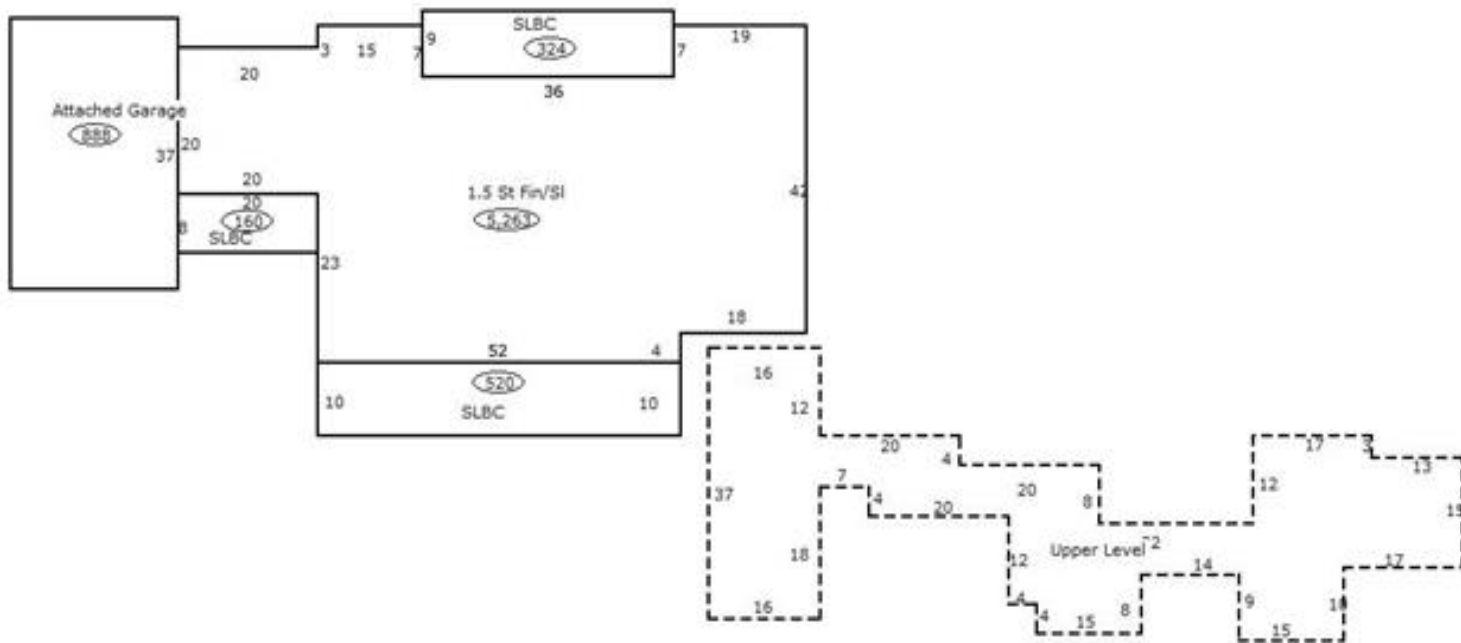
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5 St Fin/SI	3,296	1.597	5,263
2	G	1		20	Attached Garage	888	1.000	888
3	M	PRCH		20	SLBC	160	1.000	160
4	M	PRCH		20	SLBC	324	1.000	324
5	M	PRCH		20	SLBC	520	1.000	520
6	U	^UL	Overhang	20	Upper Level	1,967	1.000	1,967
Total Building Area						3,296		5,263



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	LT	LEAN-TO	0x0x0			380	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD	
		Base Cost (2.92 x 380)	1,110		1,110	111	999
	UTIL	SHOP BUILDING	0x0x0			989	
	Qual	4	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD	
		Base Cost (35.96 x 989)	35,564		35,564	3,556	32,008
	STF	STG FAIR	0x0x0			330	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD	
		Base Cost (4.68 x 330)	1,544		1,544	386	1,158



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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
EXCPA Invalid Soil Code		SITE	0		117	5.000	117	117	585	585
SITE Totals						5.000			585	585
Total Agland						5.000			585	585