



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 660064005 Parcel ID 21N16E-13-2-00000-000-0000 Cadastral ID 13-21-16-03320 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 315472 CAMPBELL, WILLIAM RANDAL & KARMA NICHOLE PO BOX 2414 CLAREMORE OK 74018-0000 Parcel Location Situs 15255 E 495 RD Subdivision Lot/Block / Parcel Size 5 - Acres Sec/Twn/Rng 13 / 21 / 16 / 2 Neighborhood 2116 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.30275406 -95.55261494																																																																																																																									
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Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size			
Lot Count			
Units Buildable	5		
Non-Ag Acres	4.661		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	203,035.00 x .40 = 80,682		
Factor Value			
Adjustments	1.0000		
Lot Value	80,682		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-7-13\IMG_002 7/13/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Wood
Base/Total Area	1,538 / 2,307
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,538
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1997 / 22

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	339,966	147.36	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	96.31	Total Misc Impr	+ 11,970				
Roofing Adj	+ 3.78	Garage Cost	+ 22,205				
Subfloor Adj	+ -2.41	Total RCN	= 315,283				
Heat/Cool Adj	+ 14.47	Depreciation (26%)	- 81,974				
Plumbing Adj	+ 9.70	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 233,309				
Adj Base Cost	= 121.85	Lot Value	+ 80,682				
Total Area	x 2,307	Indicated Value	= 313,991				
Adjusted Cost	= 281,108	Value Per SqFt	136.10				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	233,309		
Lot Value	80,682		
Indicated Value	313,991	136.10	Per SqFt
Agland Value			
Site Improvements	45,630		
Total Value	359,621	155.88	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	81279	36x6		216	28.75		6,210
PRCH	SLAB PORCH - COVERED	81280	20x10		200	28.80		5,760



Rogers

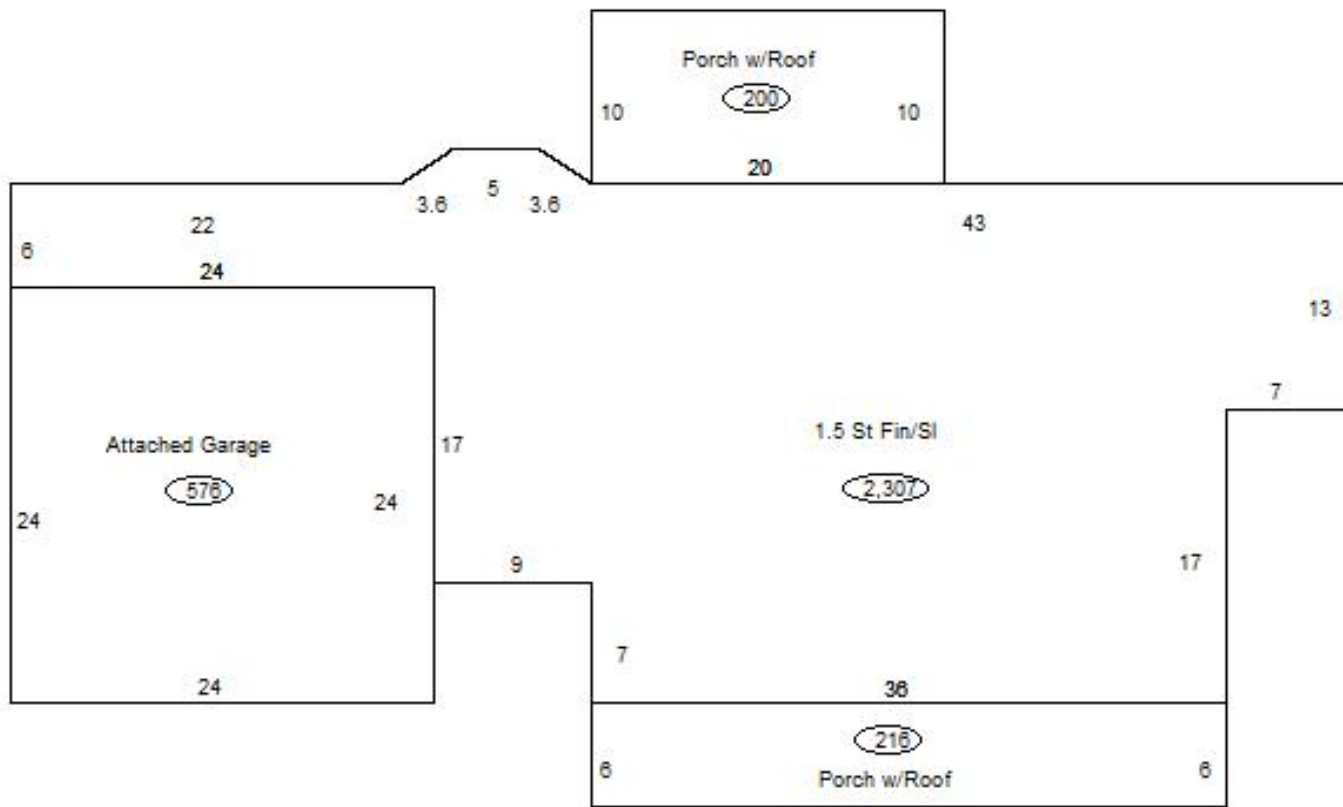
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,538	1.500	2,307
2	G	1		13	Attached Garage	576	1.000	576
3	M	PRCH		13	SLBC	216	1.000	216
4	M	PRCH		13	SLBC	200	1.000	200
Total Building Area						1,538		2,307



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	0x0x0			1,840	
	Qual 2	Cond 3	Year		Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD	
	Base Cost (27.47 x 1,840)		50,545		50,545	5,055	45,490
	LT	LEAN-TO	0x0x0			80	
	Qual 3	Cond 3	Year		Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD	
	Base Cost (2.92 x 80)		234		234	94	140
	STF	STG FAIR	0x0x0				
	Qual 2	Cond	Year		Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x)						