



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:10:40
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Assessment Data					Primary Image																																																																																																																				
Account 660073657 Parcel ID 21N15E-08-2-00000-000-0000 Cadastral ID 08-21-15-00261 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 293114 HORSMAN, MELANIE PO BOX 454 CLAREMORE OK 74018-0000 Parcel Location Situs 20253 S 4080 RD Subdivision Lot/Block / Parcel Size 5 - Acres Sec/Twn/Rng 8 / 21 / 15 / 2 Neighborhood 6060 - UNPLATTED School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.31701015 -95.73916779																																																																																																																									
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Lot Data		Square-Foot - NBHD 6060 #1	
Lot Size			
Lot Count			
Units Buildable	5		
Non-Ag Acres	5.0067		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	218,092.00 x .45 = 98,083		
Factor Value			
Adjustments	1.0000		
Lot Value	98,083		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	
Style	100% Two Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,685 / 4,522
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,685
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	728 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2000 / 20

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	614,026	135.79	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	97.92	Total Misc Impr	+	21,359	
Roofing Adj	+ 3.64	Garage Cost	+	35,242	
Subfloor Adj	+ -2.66	Total RCN	=	609,280	
Heat/Cool Adj	+ 17.38	Depreciation (23%)	-	140,134	
Plumbing Adj	+ 5.94	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	469,146	
Adj Base Cost	= 122.22	Lot Value	+	98,083	
Total Area	x 4,522	Indicated Value	=	567,229	
Adjusted Cost	= 552,679	Value Per SqFt		125.44	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	469,146		
Lot Value	98,083		
Indicated Value	567,229	125.44	Per SqFt
Agland Value			
Site Improvements	1,224		
Total Value	568,453	125.71	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
PRCH	SLAB PORCH - COVERED	86995	7x3		21	36.62		769
PRCH	SLAB PORCH - COVERED	86996	368		368	34.97		12,869



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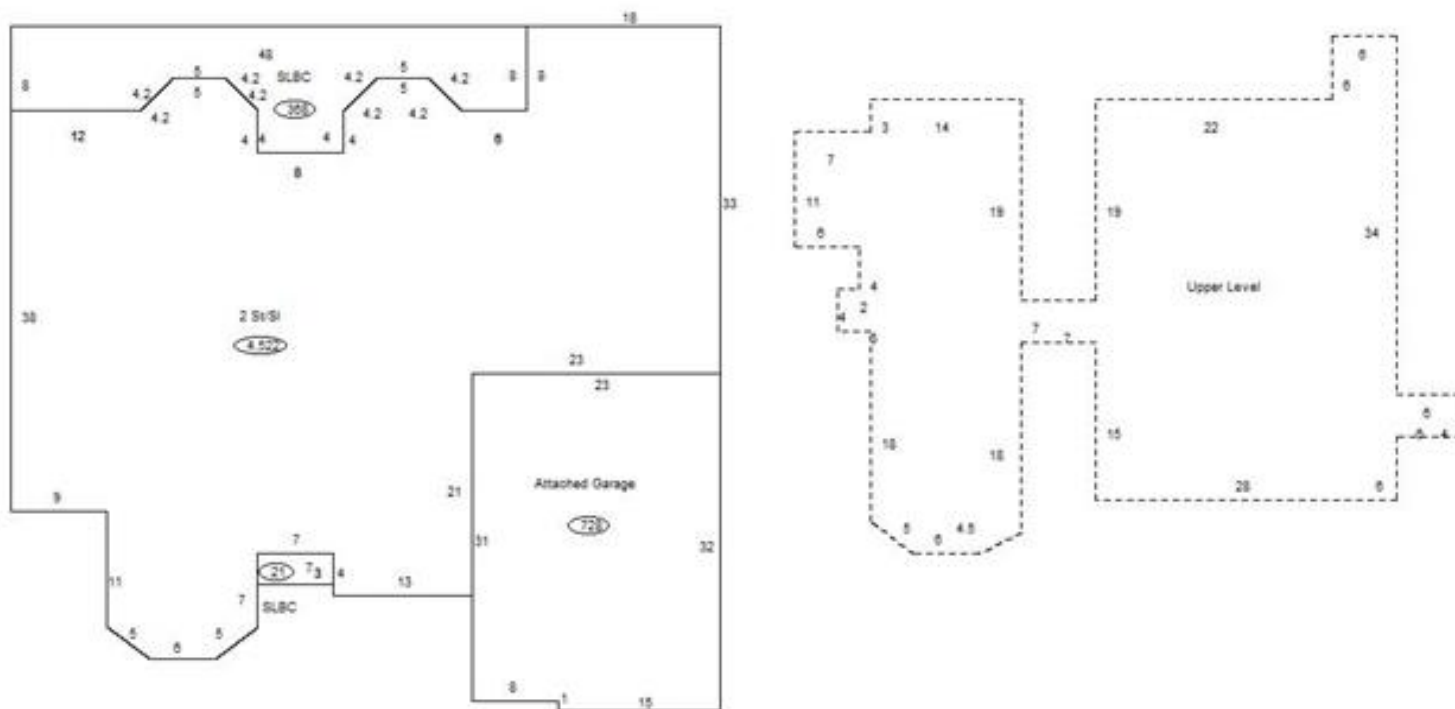
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Sketch Image

660073657



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	13	2 St/SI	2,685	1.684	4,522
2	G	1		13	Attached Garage	728	1.000	728
3	M	PRCH		13	SLBC	21	1.000	21
4	M	PRCH		13	SLBC	368	1.000	368
5	U	^UL		13	Upper Level	1,837	1.000	1,837
Total Building Area						2,685		4,522



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	LT	LEAN-TO				90	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD	
	Base Cost (2.92 x 90)		263		263	39	224
	LT	LEAN-TO				90	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD	
	Base Cost (2.92 x 90)		263		263	39	224
	STF	STG FAIR				195	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x 195)		913		913	137	776