



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 06:08:36
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Assessment Data					Primary Image																																																																																																															
Account 660076846 Parcel ID 000000-00-0-00551-001-0053 Cadastral ID 31-21-15-03560 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 23 - CATOOSA RURAL/LIME FIRE Name ID 264790 CLIFFORD, KENNETH P REVOC TRUST & JEANINE KAY CLIFFORD REVOC TRUST 20127 E 75TH ST N OWASSO OK 74055-0000 Parcel Location Situs 20127 E 75TH ST N Subdivision OAKRIDGE AT COOPER RANCH II Lot/Block 0053 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 31 / 21 / 15 / 5 Neighborhood 1175 - R-V01-SW CLAREMORE School District S002 - CATOOSA SCHOOLS																																																																																																																				
Legal Description Lat/Long: 36.26259330 -95.74588438 LOT 53 BLOCK 1 OAKRIDGE II AT COOPER RANCH																																																																																																																				
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Lot Data	Square-Foot - NBHD 1175 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.0323	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	44,967.00 x 2.86 = 128,575	
Factor Value		
Adjustments	1.0000	
Lot Value	128,575	

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	1,711 / 3,393
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,711
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	760 Attached Garage - Unfinished 3 Stalls
Remodel	
Year/Eff Age	2001 / 19



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Cost Approach		Manual : 01/2025	
Base Cost	101.47	Total Misc Impr	+ 22,547
Roofing Adj	+ 3.37	Garage Cost	+ 36,792
Subfloor Adj	+ -2.44	Total RCN	= 492,625
Heat/Cool Adj	+ 17.38	Depreciation (22%)	- 108,378
Plumbing Adj	+ 7.92	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 384,247
Adj Base Cost	= 127.70	Lot Value	+ 128,575
Total Area	x 3,393	Indicated Value	= 512,822
Adjusted Cost	= 433,286	Value Per SqFt	151.14

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	539,996	159.15	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	595,650 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	384,247		
Lot Value	128,575		
Indicated Value	512,822	151.14	Per SqFt
Agland Value			
Site Improvements	47,726		
Total Value	560,548	165.21	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	91596	95		95	36.32		3,450
PRCH	SLAB PORCH - COVERED	91597	324		324	35.11		11,376
FPR1	FIREPLACE - RESIDENTIAL 1 STORY		1		1	7,721.18		7,721



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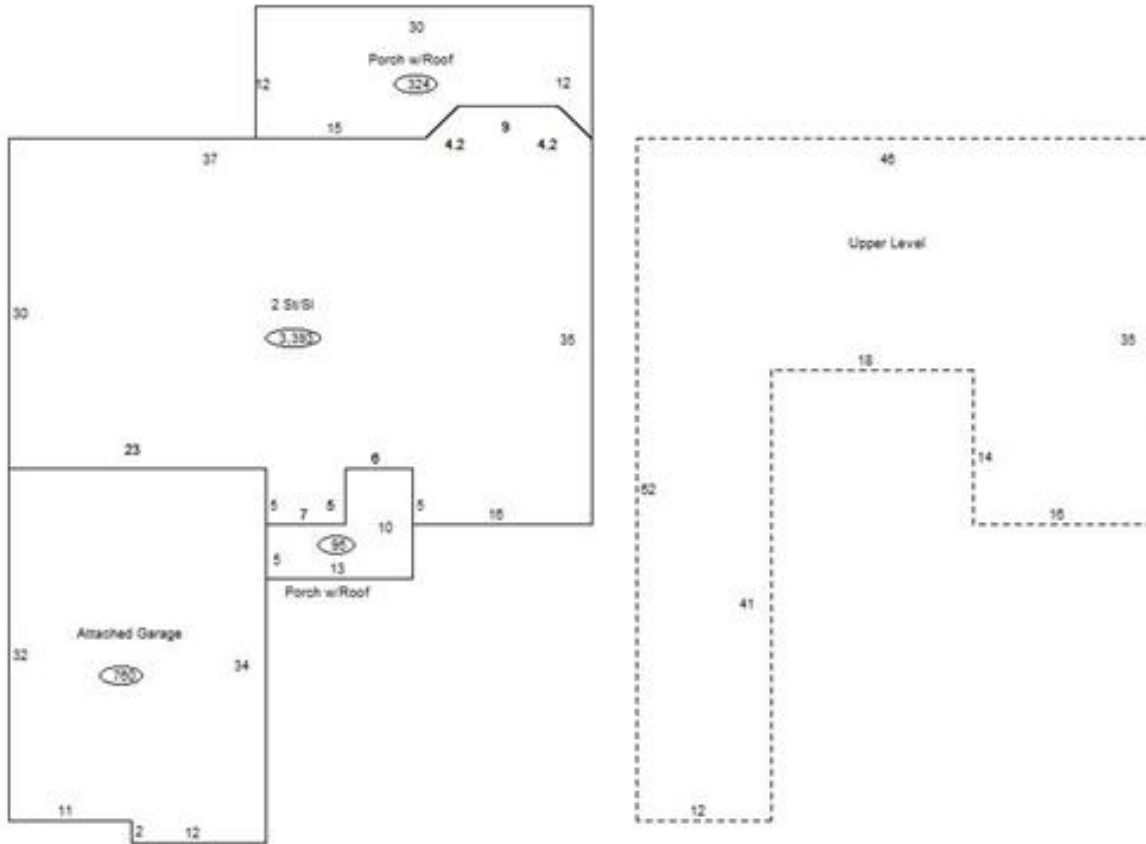
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	13	2 St/SI	1,711	1.983	3,393
2	G	1		13	Attached Garage	760	1.000	760
3	M	PRCH		13	SLBC	95	1.000	95
4	M	PRCH		13	SLBC	324	1.000	324
5	U	^UL	Overhang	13	Upper Level	1,682	1.000	1,682
Total Building Area						1,711		3,393



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	GRDT	GARAGE - DETACHED	0x0x0			520	
	Qual	4	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (1% Phys/ % Func)	RCNLD
	Base Cost (40.26 x 520)		20,935		20,935	209	20,726
	SG	SWIM-GUNITE	0x0x0			1	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (30,000.00 x 1)		30,000		30,000	3,000	27,000