



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 660077923 Parcel ID 21N15E-35-4-00000-000-0000 Cadastral ID 35-21-15-00315 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 309587 MCCAIN, KENT L & REBECCA D 8805 E 527 RD CLAREMORE OK 74019-0000 Parcel Location Situs 08805 E 527 RD Subdivision Lot/Block / Parcel Size 3.14 - Acres Sec/Twn/Rng 35 / 21 / 15 / 4 Neighborhood 6090 - UNPLATTED School District S008 - VERDIGRIS SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0713\IMG_0008. 7/14/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.25353513 -95.67362374																																																																																																																									
TR IN S2 N2 SE; COMM SE/C S88-39-33W ALG S/L 1241.88' TO POB; TH CONT ALG S/L 413.96'; TH N01-14-33W 330.40'; TH N88-29-23E 413 79'; TH S01-15-36E 330.41' MOL TO POB.					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data		Square-Foot - NBHD 6090 #1		Primary Image	
Lot Size					
Lot Count					
Units Buildable	1				
Non-Ag Acres	3.1681				
Topography					
Street Access					
Utilities					
Amenities	LAND QUALITY	0	0		
Method	Square-Foot				
Base Lot Value	138,003.00 x .47 = 64,993				
Factor Value					
Adjustments	1.0000				
Lot Value	64,993				
Residential Data				\\tsclient\C\Users\Randy Necessary\Pictures\101_0713\IMG_0008. 7/14/2022	
Type	1 Single Family Residence			GRM Approach	
Condition	3 - Average			GRM Code	
Quality	3 - Average			Gross Rent 0.00	
Architecture				Indicated Value	
Style	100% 1 1/2 Story Finished			Multiple Regression	
Exterior Wall	100% Veneer, Masonry			MRA Code 1 Test	
Base/Total Area	1,945 / 2,161			Adusted R 0.8445	
Style	100% 1 1/2 Story Finished			Indicated Value 303,996 140.67 Per SqFt	
HVAC	100% Warmed & Cooled Air			Direct Comparables	
Roof Cover	1 Composition Shingle			Selection Model 1 Res	
Area on Slab	1,945			Adjustment Model A2 AO Test	
Fixture/RghIn	11 /			Comparables	
Bed/F/H Bath	3 / 2.0 /			Indicated Value	
Basement Area				Value Reconciliation	
Garage Type	604 Attached Garage - Unfinished 2 Stalls			Selected Approach Cost Approach	
Remodel				Improvements 221,362	
Year/Eff Age	2001 / 19			Lot Value 64,993	
Cost Approach		Manual : 01/2025		Indicated Value 286,355 132.51 Per SqFt	
Base Cost	98.44	Total Misc Impr	+ 4,935	Agland Value	
Roofing Adj	+ 4.25	Garage Cost	+ 18,440	Site Improvements 41,250	
Subfloor Adj	+ -2.00	Total RCN	= 283,797	Total Value 327,605 151.60 Total Value Per SqFt	
Heat/Cool Adj	+ 12.64	Depreciation (22%)	- 62,435		
Plumbing Adj	+ 7.18	Lump Sums	+ 0		
Basement Adj	+ 0.00	RCNLD	= 221,362		
Adj Base Cost	= 120.51	Lot Value	+ 64,993		
Total Area	x 2,161	Indicated Value	= 286,355		
Adjusted Cost	= 260,422	Value Per SqFt	132.51		

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	93481	9x4		36	26.82	966
PRCH	SLAB PORCH - COVERED	93482	15x10		150	26.46	3,969



Rogers

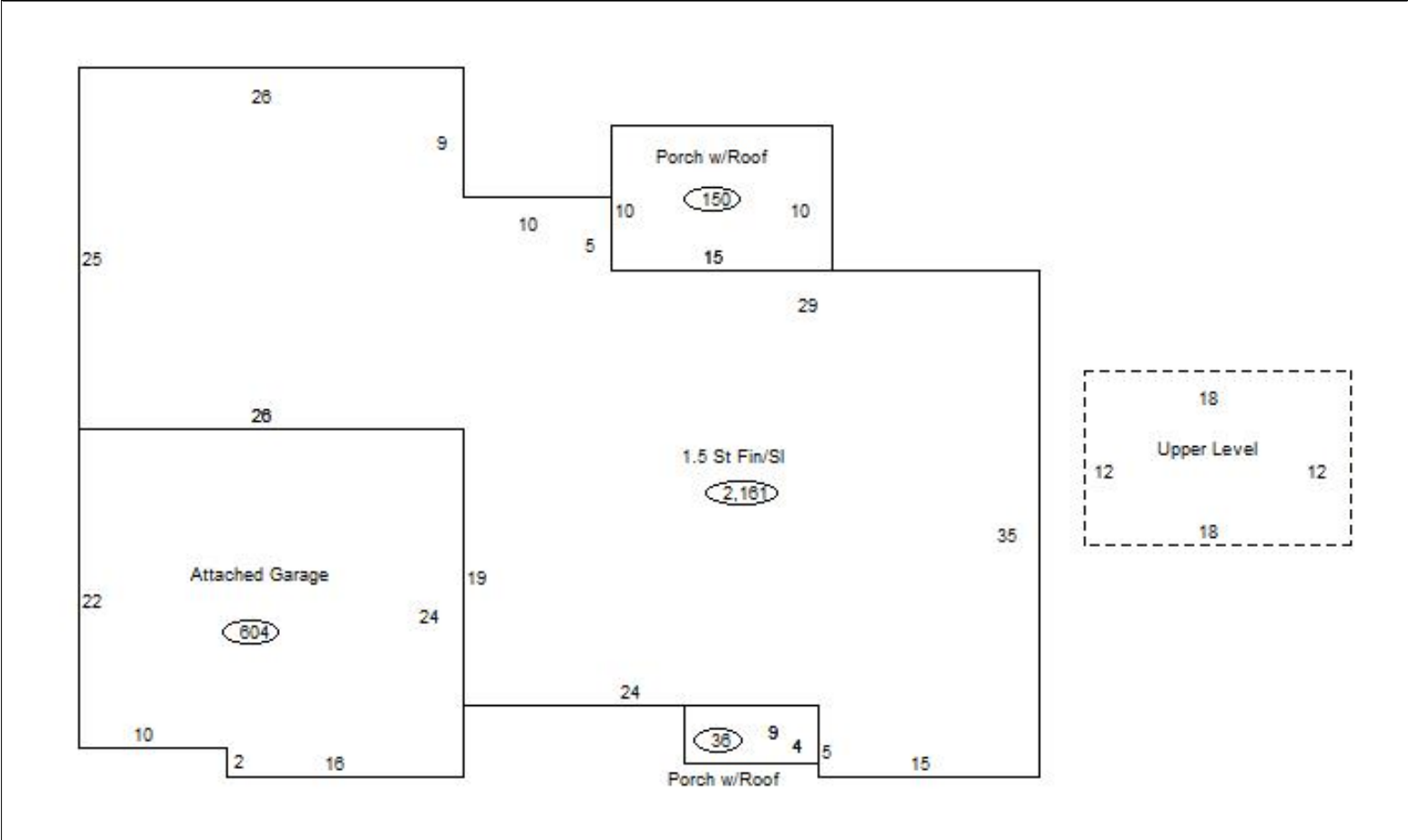
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Sketch Image

660077923



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	1,945	1.111	2,161
2	U	^UL		13	Upper Level	216	1.000	216
3	G	1		13	Attached Garage	604	1.000	604
4	M	PRCH		13	SLBC	36	1.000	36
5	M	PRCH		13	SLBC	150	1.000	150
Total Building Area						1,945		2,161



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	30x50x0			1,500
	Qual 2	Cond 3	Year 2018	Eff Age 6		
		Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (27.50 x 1,500)	41,250	41,250		41,250