



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 660084040 Parcel ID 21N15E-09-1-00000-000-0000 Cadastral ID 09-21-15-04510 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 23 - CATOOSA RURAL/LIME FIRE Name ID 346135 COOK, DENNIS & AMANDA TRUST 6620 E 480 RD CLAREMORE OK 74019-0000 Parcel Location Situs 06620 E 480 RD Subdivision Lot/Block / Parcel Size 2.41 - Acres Sec/Twn/Rng 9 / 21 / 15 / 1 Neighborhood 6070 - UNPLATTED School District S002 - CATOOSA SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0610\IMG_0012. 6/10/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.32149636 -95.71080705 W 300' N 350' NE/4 NW/4 NE/4																																																																																																																									
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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	5 - Very Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,545 / 3,960
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,545
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	855 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2004 / 17

\\tsclient\C\Users\Randy Necessary\Pictures\101_0610\IMG_0012. 6/10/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	674,745	170.39	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	109.39	Total Misc Impr	+	23,958			
Roofing Adj	+ 4.22	Garage Cost	+	43,956			
Subfloor Adj	+ -2.95	Total RCN	=	607,702			
Heat/Cool Adj	+ 18.45	Depreciation (19%)	-	115,463			
Plumbing Adj	+ 7.20	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	492,239			
Adj Base Cost	= 136.31	Lot Value	+				
Total Area	x 3,960	Indicated Value	=	492,239			
Adjusted Cost	= 539,788	Value Per SqFt		124.30			

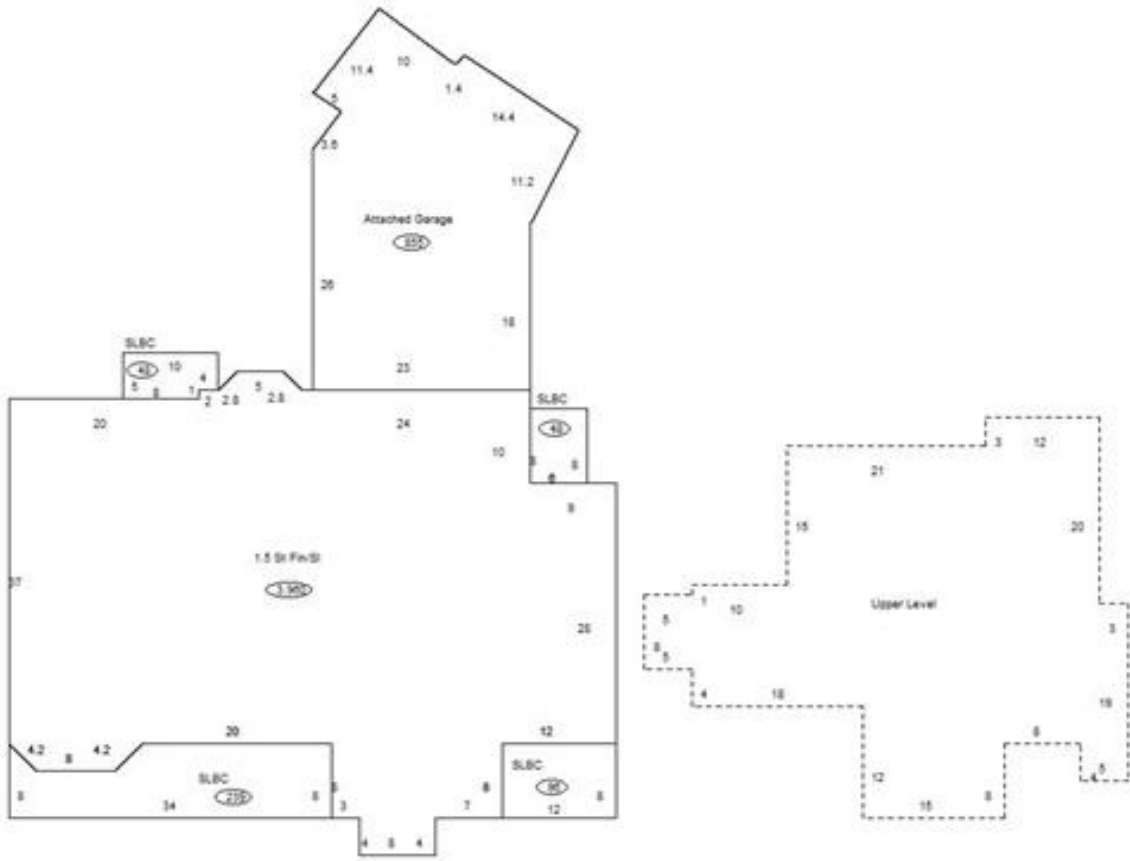
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	492,239		
Lot Value			
Indicated Value	492,239	124.30	Per SqFt
Agland Value	231		
Site Improvements	58,802		
Total Value	551,272	139.21	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	8,198.48		8,198
PRCH	SLAB PORCH - COVERED	102558		239	239	36.15		8,640
PRCH	SLAB PORCH - COVERED	102559	12x8		96	37.00		3,552
PRCH	SLAB PORCH - COVERED	102560	48		48	37.17		1,784
PRCH	SLAB PORCH - COVERED	102561	8x6		48	37.17		1,784



Sketch Image

660084040



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/SI	2,545	1.556	3,960
2	M	PRCH		13	SLBC	239	1.000	239
3	M	PRCH		13	SLBC	96	1.000	96
4	M	PRCH		13	SLBC	48	1.000	48
5	M	PRCH		13	SLBC	48	1.000	48
6	G	1		13	Attached Garage	855	1.000	855
7	U	^UL	Overhang	13	Upper Level	1,415	1.000	1,415
Total Building Area						2,545		3,960



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	24x39x14	Concrete	Formed Metal	936
	Qual	3	Cond 3	Year 2025	Eff Age 1	
	Valuation Summary		Modifier Total	RCN	Depr (1% Phys/ % Func)	RCNLD
	Base Cost (32.72 x 936)		30,626	30,626	306	30,320
	UTIL	Shop Building	24x39x14	Concrete	Formed Metal	936
	Qual	3	Cond 3	Year 2021	Eff Age 4	
	Valuation Summary		Modifier Total	RCN	Depr (7% Phys/ % Func)	RCNLD
	Base Cost (32.72 x 936)		30,626	30,626	2,144	28,482
	BNV	Building No Value	0x0x0			
	Qual	0	Cond 0	Year 0	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (0.00 x)					



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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
RMB	RIVERTON LOAM 1-3% SLOPES	NTV PST	75			1.000	180	180	180	180
SO	SOGN SOILS	NTV PST	15			1.410	36	36	51	51
NTV PST Totals						2.410			231	231
Total Agland						2.410			231	231