



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:39:33
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Assessment Data					Primary Image																																																																																																																				
Account 660084170 Parcel ID 21N15E-04-3-00000-000-0000 Cadastral ID 04-21-15-00520 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 303278 SHINN, PHILIP & ERICA D 19623 S 4090 RD CLAREMORE OK 74019-0000																																																																																																																									
Parcel Location Situs 19623 S 4090 RD Subdivision Lot/Block / Parcel Size 20 - Acres Sec/Twn/Rng 4 / 21 / 15 / 3 Neighborhood 6070 - UNPLATTED School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.32784913 -95.72041484 NW/4 NW/4 SW/4 & W/2 NE/4 NW/4 SW/4 & W/2 SE/4 NW/4 SW/4					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>R14</td> <td>R14-NEW SFR FOUND BY DRIVE BY</td> <td>05/2013</td> <td>01/2014</td> <td></td> </tr> <tr> <td>R9</td> <td>R9-POSS NEW STRUCTURE</td> <td>08/2008</td> <td>10/2008</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R14	R14-NEW SFR FOUND BY DRIVE BY	05/2013	01/2014		R9	R9-POSS NEW STRUCTURE	08/2008	10/2008																																																																																																		
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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	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,904 / 3,816
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,904
Fixture/RghIn	16 /
Bed/F/H Bath	5 / 3.5 /
Basement Area	
Garage Type	740 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2013 / 10

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	105.18	Total Misc Impr	+ 41,804	Roofing Adj	+ 4.61	Garage Cost	+ 35,823
Subfloor Adj	+ -3.33	Total RCN	= 580,728	Heat/Cool Adj	+ 17.38	Depreciation (10%)	- 58,073
Plumbing Adj	+ 8.00	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 522,655
Adj Base Cost	= 131.84	Lot Value	+ 522,655	Total Area	x 3,816	Indicated Value	= 522,655
Adjusted Cost	= 503,101	Value Per SqFt	136.96	Adjusted Cost	= 503,101	Value Per SqFt	136.96

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	522,655		
Lot Value			
Indicated Value	522,655	136.96	Per SqFt
Agland Value	540		
Site Improvements			
Total Value	523,195	137.11	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	118521		905	905	33.20		30,046
PRCH	SLAB PORCH - COVERED	118523	11x6		66	36.44		2,405
PATO	Slab Porch - Open	153497	12x9		108	15.11		1,632



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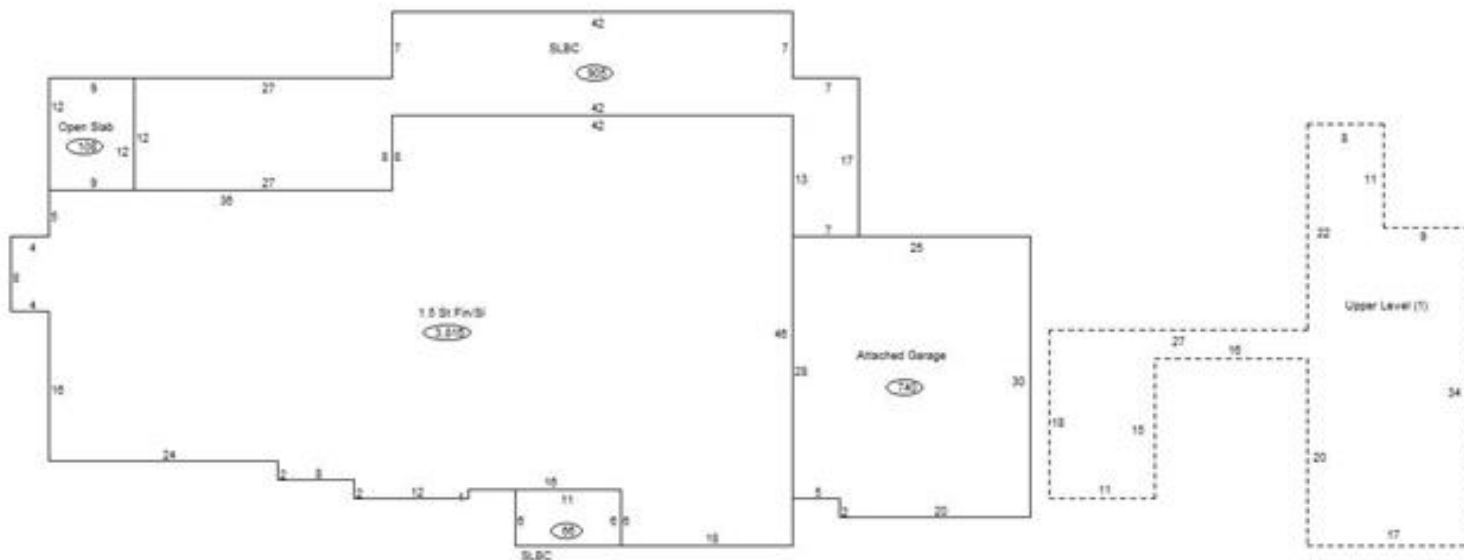
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Sketch Image

660084170



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	2,904	1.314	3,816
2	U	^UL		13	Upper Level (1)	912	1.000	912
3	M	PRCH		13	SLBC	905	1.000	905
4	G	1		13	Attached Garage	740	1.000	740
5	M	PRCH		13	SLBC	66	1.000	66
6	M	PATO		13	Open Slab	108	1.000	108
Total Building Area						2,904		3,816



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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
SO	SOGN SOILS	TMBR	15			20.000	27	27	540	540
TMBR Totals						20.000			540	540
Total Agland						20.000			540	540