



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 660090842 Parcel ID 21N15E-09-2-00000-000-0000 Cadastral ID 09-21-15-02510 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 298285 KLINE, JIM L & KARYL W 20398 S 4092 RD CLAREMORE OK 74019-0000																																																																																																																									
Parcel Location Situs 20398 S 4092 RD Subdivision Lot/Block / Parcel Size 6.2 - Acres Sec/Twn/Rng 9 / 21 / 15 / 2 Neighborhood 6070 - UNPLATTED School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.31677682 -95.71846745 COMM AT NE/C SW/4 NW/4; TH W 432.78'; TH S00-03-20E 327' TO POB; TH S00-03-20E 503'; TH N89-56-40E 563.38'; TH N06-08W 505.84'; TH W 509.82' 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>R20 000334</td> <td>R21- NEW 26X46 ADD ON</td> <td>08/2020</td> <td>01/2021</td> <td>60,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R20 000334	R21- NEW 26X46 ADD ON	08/2020	01/2021	60,000																																																																																																						
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Lot Data	
Lot Size	-
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,542 / 3,360
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,542
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	1,658 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2008 / 14

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Cost Approach		Manual : 01/2025	
Base Cost	105.44	Total Misc Impr	+ 24,949
Roofing Adj	+ 4.68	Garage Cost	+ 80,264
Subfloor Adj	+ -3.47	Total RCN	= 548,800
Heat/Cool Adj	+ 17.38	Depreciation (14%)	- 76,832
Plumbing Adj	+ 7.99	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 471,968
Adj Base Cost	= 132.02	Lot Value	+ 471,968
Total Area	x 3,360	Indicated Value	= 471,968
Adjusted Cost	= 443,587	Value Per SqFt	140.47

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	471,968		
Lot Value			
Indicated Value	471,968	140.47	Per SqFt
Agland Value	298		
Site Improvements	5,963		
Total Value	478,229	142.33	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	110639	10x6		60	36.46		2,188
PRCH	SLAB PORCH - COVERED	110640	40		40	36.54		1,462
PRCH	SLAB PORCH - COVERED	148985	40x5		200	35.67		7,134
PRCH	SLAB PORCH - COVERED	148986	20x9		180	35.80		6,444



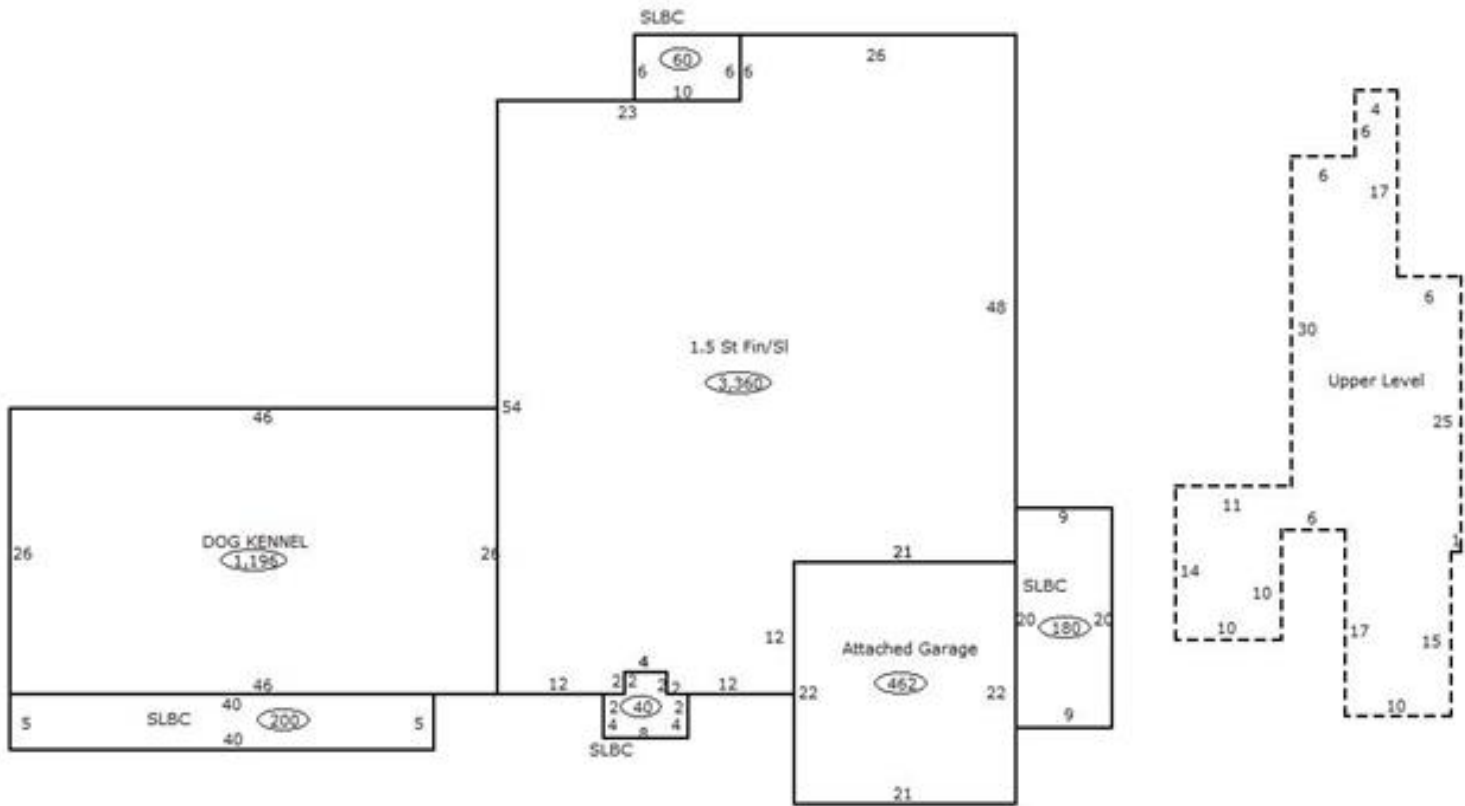
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,542	1.322	3,360
2	U	^UL	Overhang	13	Upper Level	818	1.000	818
3	G	1		13	Attached Garage	462	1.000	462
4	M	PRCH		13	SLBC	60	1.000	60
5	M	PRCH		13	SLBC	40	1.000	40
6	G	1		13	DOG KENNEL	1,196	1.000	1,196
7	M	PRCH		13	SLBC	200	1.000	200
8	M	PRCH		13	SLBC	180	1.000	180
Total Building Area						2,542		3,360



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LF	LOAFING SHED	14x40x0			560
	Qual	2	Cond 3	Year 2018	Eff Age	
	Valuation Summary Base Cost (4.26 x 560) 2,386		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	LF	LOAFING SHED	48x12x0			576
	Qual	3	Cond 3	Year 2014	Eff Age	
	Valuation Summary Base Cost (4.26 x 576) 2,454		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	STF	STG FAIR	12x20x0			240
	Qual	2	Cond 3	Year	Eff Age 1520	
	Valuation Summary Base Cost (4.68 x 240) 1,123		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD



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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
RS	ROUGH STONY LAND	NTV PST	20			6.200	48	48	298	298
NTV PST Totals						6.200			298	298
Total Agland						6.200			298	298