



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660091211 <b>Parcel ID</b> 21N15E-05-3-00000-000-0000 <b>Cadastral ID</b> 05-21-15-00821 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 4 <b>Tax Area</b> 7 - OWASSO/LIMESTONE FIRE <b>Name ID</b> 299053 BARNES, RANDY L &  MELISSA 5333 E HWY 20 CLAREMORE OK 74019-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 05333 E HWY 20 <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 6.95 - Acres <b>Sec/Twn/Rng</b> 5 / 21 / 15 / 3 <b>Neighborhood</b> 6060 - UNPLATTED <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.32431977 -95.73414515 COMM AT SE/C SW/4; TH S88-50-54W 958.91' TO POB; TH S88-50-54W 30'; TH N00-58-20W 1318.2'; TH N88-42-06E 329.62'; TH S00-58-11E 884 04' ; TH S88-50-54W 299.58'; TH S00-58-20E 435' TO POB. LESS TR FOR ODOT DESC 2018-018213 AS BEG SW/C E2 W2 SE SW; N00 5846W 500.37'; N87.2017E 30.01';					<b>Building Permits</b> <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>R2013 09 25</td> <td>R14-NEW 4000 SQ FT 40X100</td> <td>09/2013</td> <td>01/2014</td> <td>40,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2013 09 25	R14-NEW 4000 SQ FT 40X100	09/2013	01/2014	40,000																																																																																																						
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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	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Veneer, Stone 20% Frame, Siding, Wood
Base/Total Area	2,637 / 2,819
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,637
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2001 / 19

\\tsclient\C\Users\Randy Necessary\Pictures\101\_0401\IMG\_0071. 4/11/2022

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	101.97	Total Misc Impr	+ 20,493				
Roofing Adj	+ 4.79	Garage Cost	+ 0				
Subfloor Adj	+ -3.11	Total RCN	= 366,638				
Heat/Cool Adj	+ 14.47	Depreciation ( 22%)	- 80,660				
Plumbing Adj	+ 4.67	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 285,978				
Adj Base Cost	= 122.79	Lot Value	+ 0				
Total Area	x 2,819	Indicated Value	= 285,978				
Adjusted Cost	= 346,145	Value Per SqFt	101.45				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	285,978		
Lot Value			
Indicated Value	285,978	101.45	Per SqFt
Agland Value	1,529		
Site Improvements	194,490		
Total Value	481,997	170.98	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	110741	303		303	28.46		8,623
PATO	SLAB PORCH - OPEN	119609	49x25		1,225	9.69		11,870



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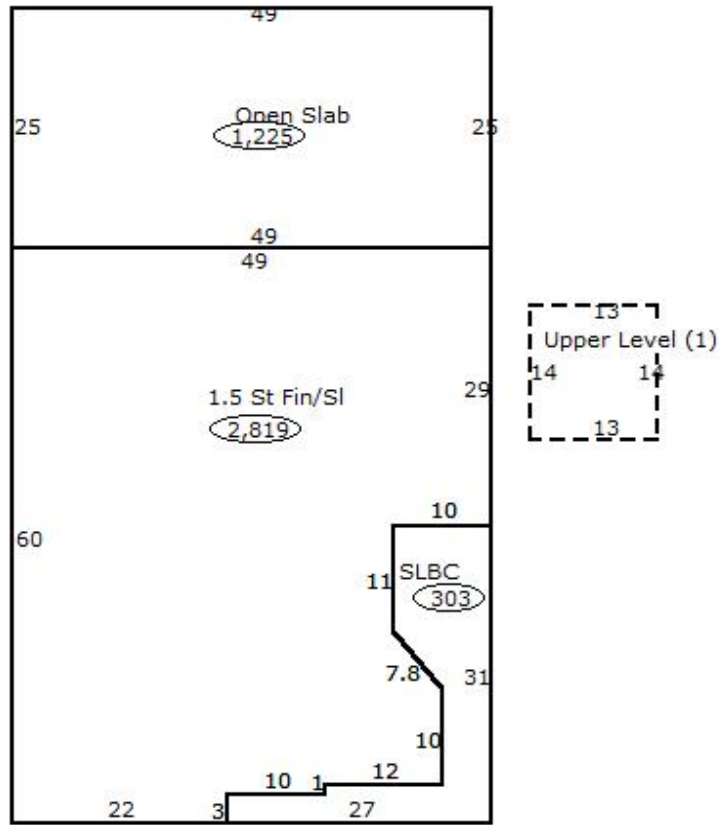
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5 St Fin/Sl	2,637	1.069	2,819
2	M	PRCH		20	SLBC	303	1.000	303
3	U	^UL		20	Upper Level (1)	182	1.000	182
4	M	PATO		20	Open Slab	1,225	1.000	1,225
<b>Total Building Area</b>						<b>2,637</b>		<b>2,819</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	18x30x0			540
	Qual	1	Cond 3	Year 2022	Eff Age 3	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (31.61 x 540)		17,069		17,069	853	16,216
	LT	LEAN-TO	27x74x0			1,998
	Qual	3	Cond 3	Year 2014	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (2.92 x 1,998)		5,834		5,834		5,834
	STF	STG FAIR	8x12x0			96
	Qual	2	Cond 3	Year 2014	Eff Age 9	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (1% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.68 x 96)		449		449	4	445
	UTIL	SHOP BUILDING	100x40x0			4,000
	Qual	4	Cond 4	Year 2013	Eff Age 8	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (27.47 x 4,000)		109,880		109,880	16,482	93,398
	UTIL	SHOP BUILDING	0x0x0			3,200
	Qual	2	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (24.31 x 3,200)		77,792		77,792		77,792
	LF	LOAFING SHED	27x10x0			270
	Qual	3	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (30% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.26 x 270)		1,150		1,150	345	805
	STF	STG FAIR	0x0x0			
	Qual		Cond	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.68 x )						



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	Base Cost (4.68 x )					
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year		Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
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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
NAB	NEWTONIA SILT LOAM 1-3% S	IMP PST	80			1.950	224	224	437	437
SUB	SUMMIT SILTY CLAY LOAM 1-	IMP PST	78			5.000	218	218	1,092	1,092
<b>IMP PST Totals</b>						6.950			1,529	1,529
<b>Total Agland</b>						6.950			1,529	1,529