



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 08:31:35
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Assessment Data					Primary Image																																																																																																																				
Account 660095521 Parcel ID 21N15E-18-1-00000-000-0001 Cadastral ID 18-21-15-00167 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 331132 WADE, JOHNNY M II & MELISSA M 20614 E 103RD ST N CLAREMORE OK 74019-0000 Parcel Location Situs 20614 E 103RD ST N Subdivision Lot/Block / Parcel Size 3.02 - Acres Sec/Twn/Rng 18 / 21 / 15 / 1 Neighborhood 6110 - UNPLATTED School District S021 - OWASSO SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0519\IMG_0020. 5/19/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.30335254 -95.74319910 COMM NW/C W2 SE NE; N89-15-40E ALG N/L 296' TO POB; N89-15-40E 363.23'; S00-12-33W 363.08'; S89-15-41W 363.03'; N00-10-39E 363.08' TO POB.																																																																																																																									
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Lot Data	Square-Foot - NBHD 6110 #1	Primary Image
Lot Size Lot Count Units Buildable 3.02 Non-Ag Acres 3.0398 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 132,412.00 x .42 = 54,970 Factor Value Adjustments 1.0000 Lot Value 54,970		 <p style="text-align: right; color: orange;">05/19/2022 10:45</p> <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0519\IMG_0020. 5/19/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	5 - Very Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	85% Frame, Siding, Wood 15% Veneer, Masonry
Base/Total Area	2,530 / 4,284
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,530
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.5 /
Basement Area	
Garage Type	551 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1995 / 23

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	651,379 152.05 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	467,663
Lot Value	54,970
Indicated Value	522,633 122.00 Per SqFt
Agland Value	
Site Improvements	34,151
Total Value	556,784 129.97 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	102.13	Total Misc Impr	+	65,827
Roofing Adj	+ 3.88	Garage Cost	+	29,655
Subfloor Adj	+ -2.71	Total RCN	=	649,532
Heat/Cool Adj	+ 18.45	Depreciation (28%)	-	181,869
Plumbing Adj	+ 7.58	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	467,663
Adj Base Cost	= 129.33	Lot Value	+	54,970
Total Area	x 4,284	Indicated Value	=	522,633
Adjusted Cost	= 554,050	Value Per SqFt		122.00

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
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EPSW	ENCLOSED PORCH - SOLID WALL	108127	450		450	93.09		41,891
PRCH	SLAB PORCH - COVERED	108129	208		208	36.25		7,540
SHLT	IN GROUND			2024	1	0.00		



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	30x30x14	Concrete	Formed Metal	900
	Qual	3	Cond 3	Year 2025	Eff Age 1	
	Valuation Summary Base Cost (32.72 x 900) 29,448		Modifier Total	RCN 29,448	Depr (1% Phys/ % Func) 294	RCNLD 29,154
	PRCH	Porch	10x20x8	Concrete	Formed Metal	200
	Qual	3	Cond 3	Year 2025	Eff Age 1	
	Valuation Summary Base Cost (26.30 x 200) 5,260		Modifier Total	RCN 5,260	Depr (5% Phys/ % Func) 263	RCNLD 4,997