



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:04:51
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Assessment Data					Primary Image																																																																																												
Account 660098324 Parcel ID 000000-00-0-00705-005-0009 Cadastral ID 07-21-15-01781 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 316583 GOOD, GERALD & CHRISTINE 4895 E 486 RD CLAREMORE OK 74019-0000 Parcel Location Situs 04895 E 486 RD Subdivision ROLLING MEADOWS EXT Lot/Block 0003 / 0005 Parcel Size .45 - Lots Sec/Twn/Rng 7 / 21 / 15 / 5 Neighborhood 1106 - R-V01,4-SW CLAREMORE School District S021 - OWASSO SCHOOLS					<p style="text-align: right; color: orange;">05/06/2022 13:25</p> <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0506\IMG_0104. 5/9/2022</p>																																																																																												
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Lot Data		Square-Foot - NBHD 1106 #1	
Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres	2.1775		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	94,850.00 x 1.00 = 95,053		
Factor Value			
Adjustments	1.0000		
Lot Value	95,053		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,590 / 1,590
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,590
Fixture/RghIn	11 /
Bed/F/H Bath	1 / 2.0 /
Basement Area	
Garage Type	3,665 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2017 / 7

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	481,011 302.52 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	252,264
Lot Value	95,053
Indicated Value	347,317 218.44 Per SqFt
Agland Value	
Site Improvements	
Total Value	347,317 218.44 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	89.39	Total Misc Impr	+ 15,645
Roofing Adj	+ 4.70	Garage Cost	+ 79,934
Subfloor Adj	+ 0.00	Total RCN	= 274,200
Heat/Cool Adj	+ 10.30	Depreciation (8%)	- 21,936
Plumbing Adj	+ 7.95	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 252,264
Adj Base Cost	= 112.34	Lot Value	+ 95,053
Total Area	x 1,590	Indicated Value	= 347,317
Adjusted Cost	= 178,621	Value Per SqFt	218.44

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2017	1	0.00		
PRCH	SLAB PORCH - COVERED	135593	18x6		108	20.95		2,263
PRCH	SLAB PORCH - COVERED	135594	688		688	19.45		13,382



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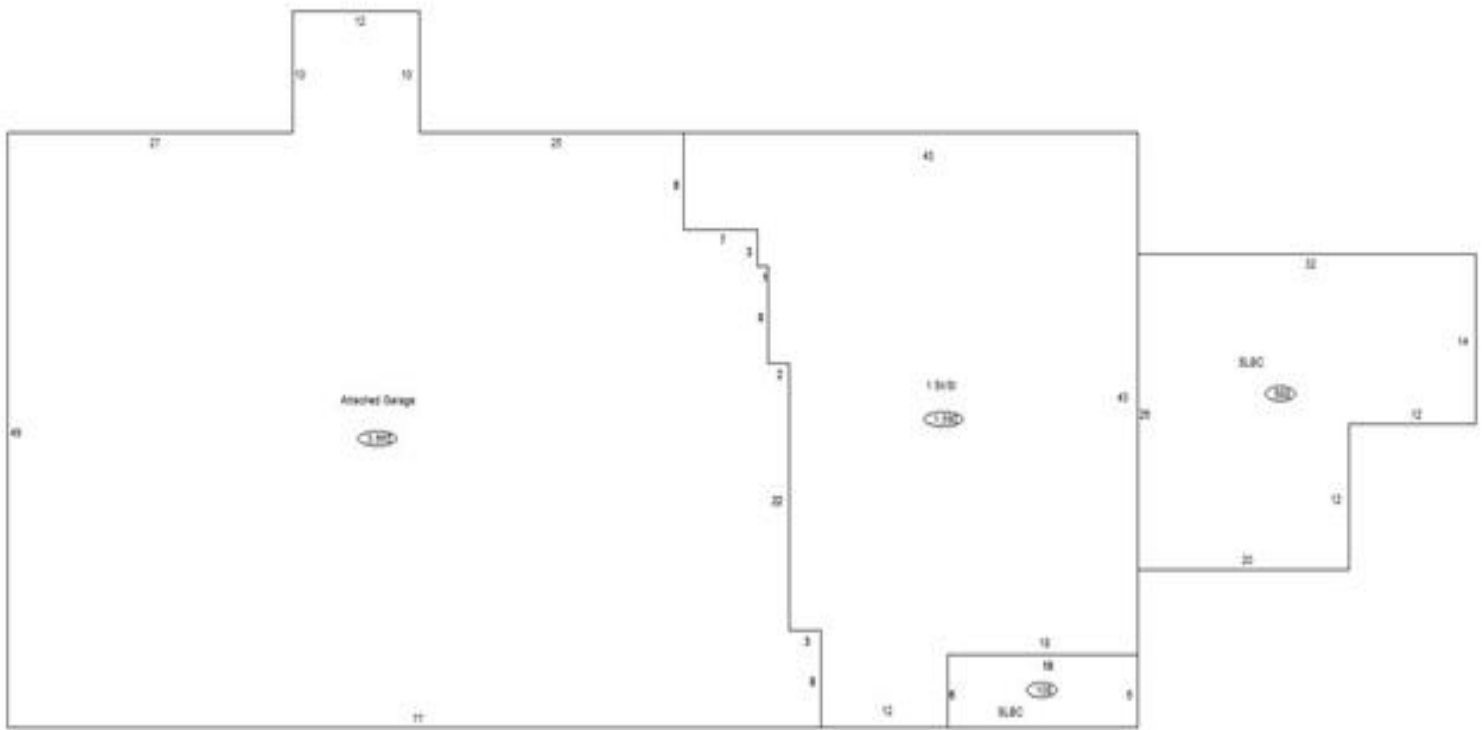
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Sketch Image

660098324



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,590	1.000	1,590
2	G	1		10	Attached Garage	3,665	1.000	3,665
3	M	PRCH		10	SLBC	108	1.000	108
4	M	PRCH		10	SLBC	688	1.000	688
Total Building Area						1,590		1,590