




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:20:05
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Assessment Data					Primary Image																																																																																												
Account 660099533 Parcel ID 000000-00-0-00705-004-0099 Cadastral ID 07-21-15-01701 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 331563 DEEDS, ADAM & BRITTANY 20912 S 4080 RD CLAREMORE OK 74019-0000 Parcel Location Situs 20912 S 4080 RD Subdivision ROLLING MEADOWS EXT Lot/Block 0013 / 0004 Parcel Size .31 - Lots Sec/Twn/Rng 7 / 21 / 15 / 5 Neighborhood 1106 - R-V01,4-SW CLAREMORE School District S021 - OWASSO SCHOOLS					 <p>05/06/2022 10:26</p> <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0506\IMG_0052. 5/9/2022</p>																																																																																												
Legal Description Lat/Long: 36.30847679 -95.74095460 A PART OF LOT 13 BLOCK 4 ROLLING MEADOWS EXTENDED DESC AS COMM SE/C OF SAID LOT 13; N00.3347E 233.94' TO POB; S89 3203W 303.72'; N00.3118E 198.03'; N89.3203E 303.86'; S00.3347E 198 03' TO POB.																																																																																																	
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Lot Data		Square-Foot - NBHD 1106 #1	
Lot Size	0	0	
Lot Count	0.31		
Units Buildable	0		
Non-Ag Acres	1.3089		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	57,016.00 x 1.25 = 71,274		
Factor Value			
Adjustments	1.0000		
Lot Value	71,274		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Frame, Siding, Wood 20% Veneer, Masonry
Base/Total Area	2,142 / 3,448
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	21,421
Fixture/RghIn	/
Bed/F/H Bath	4 / 4.0 /
Basement Area	
Garage Type	1,316 Attached Garage - Finished
Remodel	
Year/Eff Age	2021 / 4

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	588,324 170.63 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	172,290 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	402,394
Lot Value	71,274
Indicated Value	473,668 137.37 Per SqFt
Agland Value	
Site Improvements	47,000
Total Value	520,668 151.01 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	94.75	Total Misc Impr	+	22,292
Roofing Adj	+ 3.70	Garage Cost	+	74,894
Subfloor Adj	+ -28.68	Total RCN	=	419,160
Heat/Cool Adj	+ 16.31	Depreciation (4%)	-	16,766
Plumbing Adj	+ 7.30	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	402,394
Adj Base Cost	= 93.38	Lot Value	+	71,274
Total Area	x 3,448	Indicated Value	=	473,668
Adjusted Cost	= 321,974	Value Per SqFt		137.37

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	151974	485		485	31.36		15,210
PRCH	Slab Porch - Covered	151975	22x10		220	32.19		7,082



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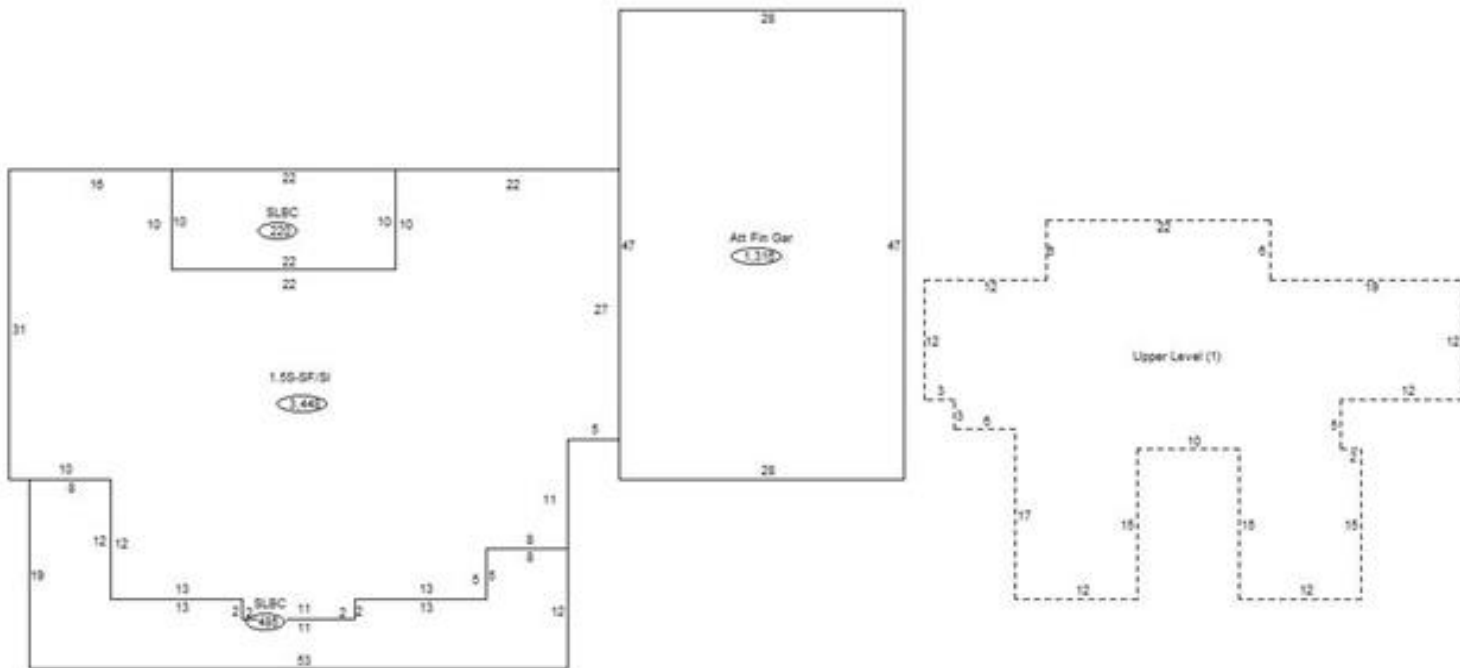
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5S-SF/SI	2,142	1.610	3,448
2	U	^UL		13	Upper Level (1)	1,306	1.000	1,306
3	G	5		13	Att Fin Gar	1,316	1.000	1,316
4	M	PRCH		13	SLBC	485	1.000	485
5	M	PRCH		13	SLBC	220	1.000	220
Total Building Area						2,142		3,448



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	30x50x14	Concrete	Formed Metal	1,500
	Qual 3	Cond 3	Year 2025	Eff Age 1		
		Valuation Summary	Modifier Total	RCN	Depr (1% Phys/ % Func)	RCNLD
		Base Cost (31.65 x 1,500)	47,475	47,475	475	47,000