



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 10:41:57  
 Page 1

Assessment Data					Primary Image																																																	
<b>Account</b> 660106188 <b>Parcel ID</b> 000000-0004-015-0-000-00 <b>Cadastral ID</b> 08-21-15-06020 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 7 - OWASSO/LIMESTONE FIRE <b>Name ID</b> 347703 DOWTY, ANDREW J & STEPHANIE D  5043 E MADISON ST CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 05043 E MADISON ST <b>Subdivision</b> BIRCHWOOD <b>Lot/Block</b> 0015 / 0004 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 8 / 21 / 15 / 5 <b>Neighborhood</b> 1142 - R-V01-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																						
<b>Legal Description</b> Lot/Long: 36.30981140 -95.73868885 LOT 15 BLOCK 4 BIRCHWOOD										<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>R24 170</td> <td>NEW SFR 2873 SQ FT</td> <td>06/2024</td> <td>03/2025</td> <td>259,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R24 170	NEW SFR 2873 SQ FT	06/2024	03/2025	259,000																														
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Lot Data		Square-Foot - NBHD 1142 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5269		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	22,952.00 x 4.50 = 103,284		
Factor Value			
Adjustments	0.8359		
Lot Value	86,335		



Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,878 / 2,878
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,878
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	878 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	537,990 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	110.19	Total Misc Impr	+ 18,089
Roofing Adj	+ 5.69	Garage Cost	+ 49,967
Subfloor Adj	+ -4.37	Total RCN	= 454,226
Heat/Cool Adj	+ 16.31	Depreciation ( 1%)	- 4,542
Plumbing Adj	+ 6.36	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 449,684
Adj Base Cost	= 134.18	Lot Value	+ 86,335
Total Area	x 2,878	Indicated Value	= 536,019
Adjusted Cost	= 386,170	Value Per SqFt	186.25

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	449,684		
Lot Value	86,335		
Indicated Value	536,019	186.25	Per SqFt
Agland Value			
Site Improvements			
Total Value	536,019	186.25	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	171810	56		56	33.02		1,849
PATC	Patio - Covered	171811	477		477	18.86		8,996
FPR1	Fireplace - Residential 1 Story		1	2025	1	7,243.87		7,244

