



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 10:51:47  
Page 1

Assessment Data					Primary Image																																																	
<b>Account</b> 660106689 <b>Parcel ID</b> 21N15E-09-2-00000-001-0000 <b>Cadastral ID</b> 09-21-15-01510 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 4 <b>Tax Area</b> 7 - OWASSO/LIMESTONE FIRE <b>Name ID</b> 337825 WADLEY, JASON L & JENNIFER P & LOYD J & KAREN K WADLEY  6168 E 480 RD CLAREMORE OK 74019-0031  <b>Parcel Location</b> <b>Situs</b> 06168 E 480 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 5 - Acres <b>Sec/Twn/Rng</b> 9 / 21 / 15 / 2 <b>Neighborhood</b> 6070 - UNPLATTED <b>School District</b> S021 - OWASSO SCHOOLS																																																						
<b>Legal Description</b> W2 NE NW NW Lat/Long: 36.32107787 -95.71959461																																																						
					<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>R22 257</td> <td>R23 NEW SFR 2750 SQ FT</td> <td>06/2022</td> <td>05/2023</td> <td>350,000</td> </tr> <tr> <td>S22</td> <td>R23 SPLIT</td> <td>05/2022</td> <td>05/2023</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R22 257	R23 NEW SFR 2750 SQ FT	06/2022	05/2023	350,000	S22	R23 SPLIT	05/2022	05/2023																															
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Lot Data	Square-Foot - UNPLATTED (ACRES)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	4.9918	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	217,443.00 x .39 = 85,706	
Factor Value		
Adjustments	1.0000	
Lot Value	85,706	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,744 / 2,744
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,744
Fixture/RghIn	/
Bed/F/H Bath	4 / 4.0 / 1.0
Basement Area	
Garage Type	639 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 2



\\tsclient\T\ROB STUFF\2023-5-24\IMG\_0003.JPG 5/24/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Cost Approach		Manual : 01/2025	
Base Cost	110.97	Total Misc Impr	+ 34,705
Roofing Adj	+ 5.73	Garage Cost	+ 37,004
Subfloor Adj	+ -4.43	Total RCN	= 453,180
Heat/Cool Adj	+ 16.31	Depreciation ( 2%)	- 9,064
Plumbing Adj	+ 10.44	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 444,116
Adj Base Cost	= 139.02	Lot Value	+ 85,706
Total Area	x 2,744	Indicated Value	= 529,822
Adjusted Cost	= 381,471	Value Per SqFt	193.08

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	444,116		
Lot Value	85,706		
Indicated Value	529,822	193.08	Per SqFt
Agland Value			
Site Improvements			
Total Value	529,822	193.08	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	157074	278		278	32.01		8,899
PRCH	Slab Porch - Covered	157075	475		475	31.39		14,910
FPPF	Fireplace - Prefabricated			2023	1	6,700.26		6,700
ODFP	Outdoor Fireplace/Firepit			2023	1	4,196.11		4,196

