



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 06:50:37  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660000111 <b>Parcel ID</b> 000000-00-0-00357-001-0007 <b>Cadastral ID</b> 01-20-15-03670 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 3 <b>Tax Area</b> 4 - VERDIGRIS/VERD FIRE <b>Name ID</b> 322410 SANTOS, DAVID E MELO  9702 E MIRAGE DR CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 09702 E MIRAGE DR <b>Subdivision</b> GREEN OASIS <b>Lot/Block</b> 0007 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 1 / 20 / 15 / 5 <b>Neighborhood</b> 1083 - R-V01-SW CLAREMORE <b>School District</b> S008 - VERDIGRIS SCHOOLS					<p>660000111_001.JPG 9/24/2025</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.23893467 -95.65905756																																																																																																																									
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Lot Data	Square-Foot - NBHD 1083 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 1.0228 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 44,554.00 x 1.62 = 72,073 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 72,073		 <p>660000111_001.JPG 9/24/2025</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	30% Veneer, Masonry 70% Frame, Siding, Wood
<b>Base/Total Area</b>	1,379 / 1,379
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,379
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	435 Attached Garage - Finished 2 Stalls
<b>Remodel</b>	RMA -
<b>Year/Eff Age</b>	1978 / 24

GRM Approach
<b>GRM Code</b> <b>Gross Rent</b> 0.00 <b>Indicated Value</b>

Multiple Regression
<b>MRA Code</b> 1 Test <b>Adusted R</b> 0.8445 <b>Indicated Value</b> 131,404 95.29 Per SqFt

Direct Comparables
<b>Selection Model</b> A Adam Test <b>Adjustment Model</b> 1 2022 Residential <b>Comparables</b> 6 <b>Indicated Value</b> 165,820 Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	94.75	<b>Total Misc Impr</b>	+ 9,559	<b>Roofing Adj</b>	+ 4.15	<b>Garage Cost</b>	+ 13,194
<b>Subfloor Adj</b>	+ 0.00	<b>Total RCN</b>	= 185,985	<b>Heat/Cool Adj</b>	+ 10.30	<b>Depreciation ( 35%)</b>	- 65,095
<b>Plumbing Adj</b>	+ 9.17	<b>Lump Sums</b>	+ 0	<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 120,890
<b>Adj Base Cost</b>	= 118.37	<b>Lot Value</b>	+ 72,073	<b>Total Area</b>	x 1,379	<b>Indicated Value</b>	= 192,963
		<b>Value Per SqFt</b>	139.93	<b>Adjusted Cost</b>	= 163,232		

Value Reconciliation
<b>Selected Approach</b> Cost Approach <b>Improvements</b> 120,890 <b>Lot Value</b> 72,073 <b>Indicated Value</b> 192,963 139.93 Per SqFt <b>Agland Value</b> <b>Site Improvements</b> <b>Total Value</b> 192,963 139.93 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	298		144	144	20.84		3,001
PATO	SLAB PORCH - OPEN	299	18x12		216	9.17		1,981

