



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 02:21:25  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660000143 <b>Parcel ID</b> 000000-00-0-00357-004-0005 <b>Cadastral ID</b> 01-20-15-03990 <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> 271731 FRANKS, BOBBY G II & KRISTI M  9636 E PALM TREE RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 09636 PALM TREE RD <b>Subdivision</b> GREEN OASIS <b>Lot/Block</b> 0005 / 0004 <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>660000143_001.JPG 9/24/2025</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.24106950 -95.66078264 LOT 5 BLOCK 4 GREEN OASIS																																																																																																																									
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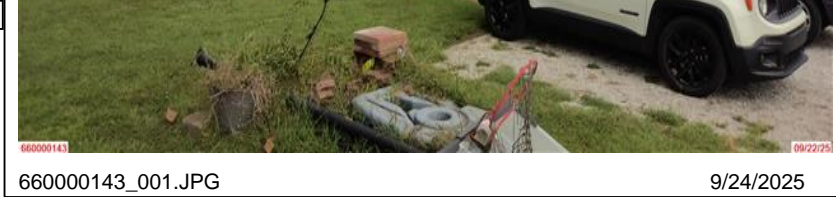
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Lot Data	Square-Foot - NBHD 1083 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.123	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	48,918.00 x 1.49 = 72,946	
Factor Value		
Adjustments	1.0000	
Lot Value	72,946	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Vinyl
Base/Total Area	1,430 / 2,066
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,430
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	584 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1984 / 32



660000143\_001.JPG 9/24/2025

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	240,040	116.19	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	263,840 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	93.86	Total Misc Impr	+ 16,003				
Roofing Adj	+ 3.49	Garage Cost	+ 22,513				
Subfloor Adj	+ -1.66	Total RCN	= 281,849				
Heat/Cool Adj	+ 12.64	Depreciation ( 40%)	- 112,740				
Plumbing Adj	+ 9.45	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 169,109				
Adj Base Cost	= 117.78	Lot Value	+ 72,946				
Total Area	x 2,066	Indicated Value	= 242,055				
Adjusted Cost	= 243,333	Value Per SqFt	117.16				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	169,109		
Lot Value	72,946		
Indicated Value	242,055	117.16	Per SqFt
Agland Value			
Site Improvements	5,145		
Total Value	247,200	119.65	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	430	33x12		396	25.69		10,173
PRCH	SLAB PORCH - COVERED	431	4x2		8	26.90		215



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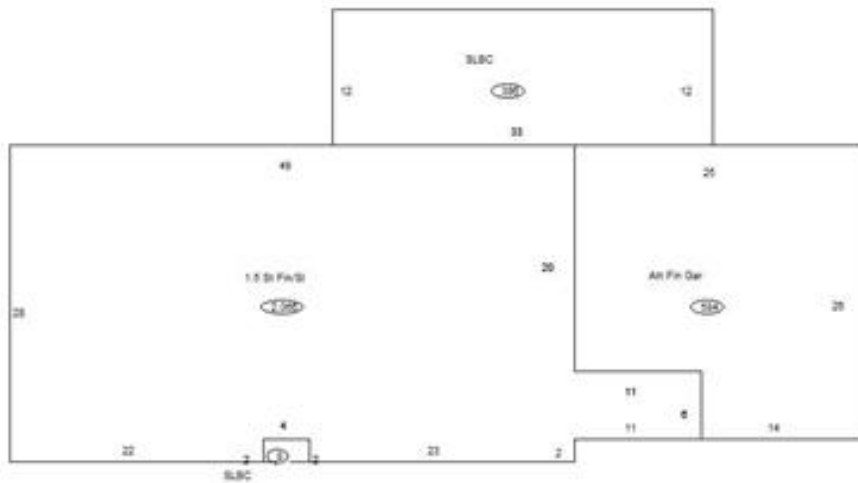
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### Sketch Image

660000143



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	1,430	1.445	2,066
2	G	5		10	Att Fin Gar	584	1.000	584
3	M	PRCH		10	SLBC	396	1.000	396
4	M	PRCH		10	SLBC	8	1.000	8
5	U	^UL		10	Upper Level (1)	636	1.000	636
<b>Total Building Area</b>						<b>1,430</b>		<b>2,066</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	WODO	Wood Deck - Open	18x10x0	Plank		163	
	Qual 3	Cond 3	Year 2020	Eff Age 5			
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (27% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (23.92 x 163)	3,899		3,899	1,053	2,846
	SHDS	Shed - Small	12x24x8	Plank	Composition Shingle	288	
	Qual 2	Cond 3.5	Year 2000	Eff Age 18			
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (56% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (18.14 x 288)	5,224		5,224	2,925	2,299