




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 660000163 Parcel ID 000000-00-0-00516-001-0004 Cadastral ID 01-20-15-04200 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 319261 JONES, LARRY E 2135 N HWY 88 CLAREMORE OK 74017-0000 Parcel Location Situs 09133 E MISTY DR Subdivision MISTY MEADOWS Lot/Block 0004 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 15 / 5 Neighborhood 1116 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					 <p>660000163_003.JPG 9/24/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.23814906 -95.67066778 LOT 4 BLOCK 1 MISTY MEADOWS																																																																																																																									
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Lot Data	Square-Foot - NBHD 1116 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.0642 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 46,357.00 x 1.35 = 62,383 Factor Value Adjustments 1.0000 Lot Value 62,383		 <p>660000163_003.JPG 9/24/2025</p>

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,309 / 1,309
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,309
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1986 / 35

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 159,068 121.52 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables Indicated Value

Cost Approach				Manual : 01/2025			
Base Cost	102.12	Total Misc Impr	+ 7,212	Roofing Adj	+ 4.17	Garage Cost	+ 12,890
Subfloor Adj	+ 0.00	Total RCN	= 185,363	Heat/Cool Adj	+ 10.30	Depreciation (46%)	- 85,267
Plumbing Adj	+ 9.66	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 100,096
Adj Base Cost	= 126.25	Lot Value	+ 62,383	Total Area	x 1,309	Indicated Value	= 162,479
		Value Per SqFt	124.12	Adjusted Cost	= 165,261		

Value Reconciliation
Selected Approach Cost Approach Improvements 100,096 Lot Value 62,383 Indicated Value 162,479 124.12 Per SqFt Agland Value Site Improvements 24,666 Total Value 187,145 142.97 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	504	7x4		28	21.20		594
PATO	SLAB PORCH - OPEN	505	226		226	9.03		2,041



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x14x6	Plank	Composition Shingle	140
	Qual	2	Cond 3	Year 2005	Eff Age 16	
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
	Base Cost (20.11 x 140)		2,815	2,815	1,464	1,351
	SHDS	Shed - Small	20x16x8	Plank	Composition Shingle	320
	Qual	2	Cond 3	Year 2005	Eff Age 16	
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
	Base Cost (17.85 x 320)		5,712	5,712	2,970	2,742
	UTIL	Utility Building	50x30x10	Concrete	Formed Metal	1,500
	Qual	2	Cond 3	Year 1997	Eff Age 22	
	Valuation Summary		Modifier Total	RCN	Depr (51% Phys/ % Func)	RCNLD
	Base Cost (27.99 x 1,500)		41,985	41,985	21,412	20,573