



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 02:01:50
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660000271 Parcel ID 000000-00-0-00738-002-0001 Cadastral ID 01-20-15-05280 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 268829 FREEMAN, LYNN B TRUSTEE 15401 E 146TH ST N COLLINSVILLE OK 74021-0000 Parcel Location Situs 09264 E 530 RD Subdivision SHEPHERD VALLEY Lot/Block 0001 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 15 / 5 Neighborhood 1117 - R-V04-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>660000271_001.JPG 9/28/2025</p>																																																																																																																				
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 Page 2

Lot Data	Square-Foot - NBHD 1117 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.3838 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 16,718.00 x 1.70 = 28,421 Factor Value Adjustments 1.0000 Lot Value 28,421		

Residential Data	
Type	3 Townhouse, End Unit
Condition	3 - Average
Quality	3 - Average
Architecture	trad
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	2,098 / 2,098
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,098
Fixture/RghIn	17 /
Bed/F/H Bath	6 / 4.0 /
Basement Area	
Garage Type	912 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	1983 / 32



GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	265,576	126.59	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	102.71	Total Misc Impr	+	2,649	
Roofing Adj	+ 0.00	Garage Cost	+	39,599	
Subfloor Adj	+ -0.70	Total RCN	=	278,042	
Heat/Cool Adj	+ 0.00	Depreciation (44%)	-	122,338	
Plumbing Adj	+ 10.38	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	155,704	
Adj Base Cost	= 112.39	Lot Value	+	28,421	
Total Area	x 2,098	Indicated Value	=	184,125	
Adjusted Cost	= 235,794	Value Per SqFt		87.76	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	155,704		
Lot Value	28,421		
Indicated Value	184,125	87.76	Per SqFt
Agland Value			
Site Improvements			
Total Value	184,125	87.76	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	876	5x3		15	25.93		389
PRCH	SLAB PORCH - COVERED	877	5x3		15	25.93		389
PATO	SLAB PORCH - OPEN	878	9x7		63	11.48		723
PATO	SLAB PORCH - OPEN	879	10x10		100	11.48		1,148



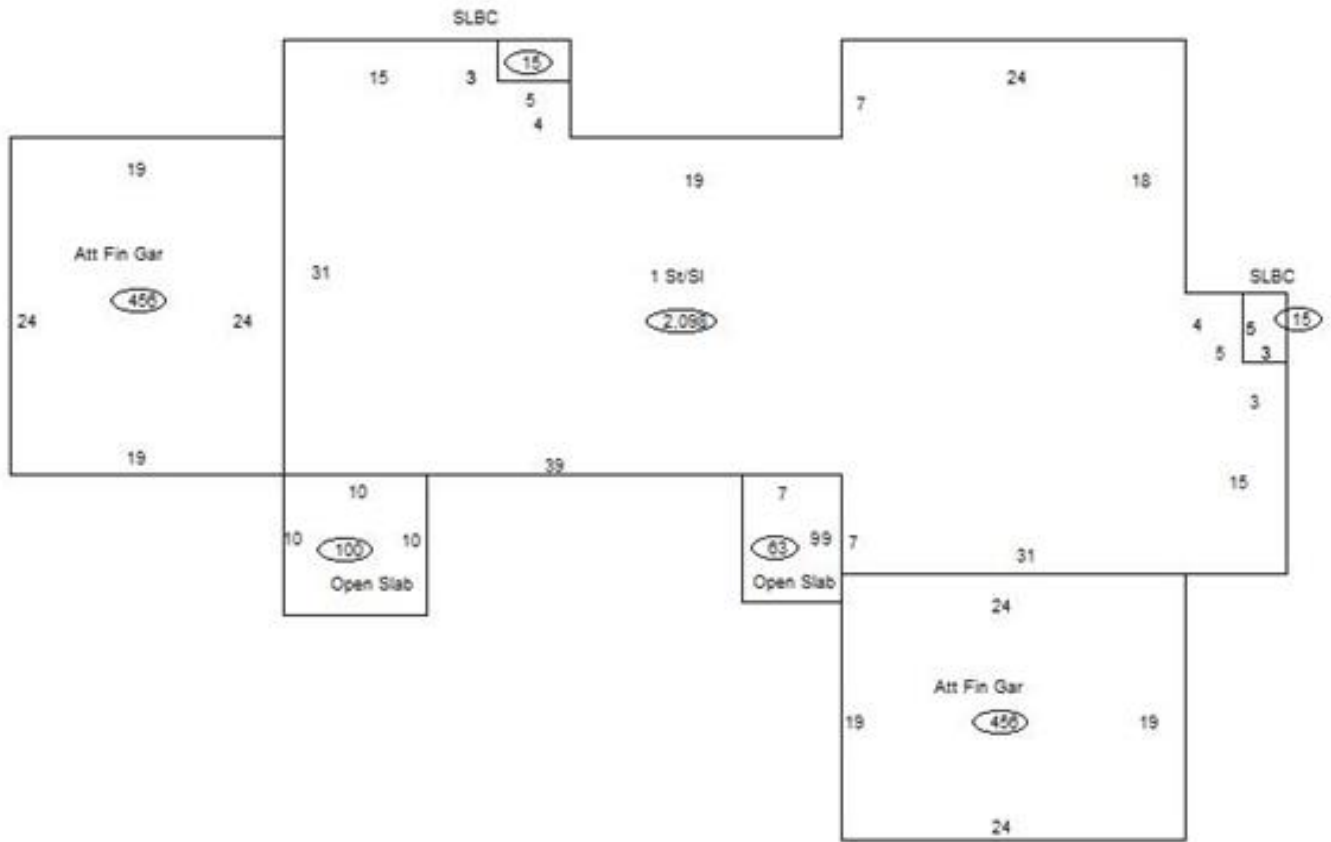
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 Page 3

Sketch Image

660000271



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,098	1.000	2,098
2	G	5		13	Att Fin Gar	456	1.000	456
3	G	5		13	Att Fin Gar	456	1.000	456
4	M	PRCH		13	SLBC	15	1.000	15
5	M	PRCH		13	SLBC	15	1.000	15
6	M	PATO		13	Open Slab	63	1.000	63
7	M	PATO		13	Open Slab	100	1.000	100
Total Building Area						2,098		2,098