



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 08:48:17
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Assessment Data					Primary Image																																																																																																																				
Account 660000278 Parcel ID 000000-00-0-00738-002-0008 Cadastral ID 01-20-15-05350 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 321355 NEVATT, GABRIEL C & GENTRY A PRITCHARD 818 E APPLE LN CLAREMORE OK 74017-0000 Parcel Location Situs 00818 E APPLE LN Subdivision SHEPHERD VALLEY Lot/Block 0008 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 15 / 5 Neighborhood 1117 - R-V04-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>660000278_001.JPG 9/28/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.24878650 -95.66598291																																																																																																																									
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Lot Data	Square-Foot - NBHD 1117 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.3508	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	15,279.00 x 1.70 = 25,974	
Factor Value		
Adjustments	1.0000	
Lot Value	25,974	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	60% Veneer, Masonry 40% Frame, Siding, Wood
Base/Total Area	1,576 / 1,576
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,576
Fixture/RghIn	13 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	462 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1980 / 35

660000278	9/28/2025
660000278_001.JPG	

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	184,036	116.77	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	176,060		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	109.29	Total Misc Impr	+	8,398			
Roofing Adj	+ 4.93	Garage Cost	+	18,817			
Subfloor Adj	+ -2.31	Total RCN	=	241,693			
Heat/Cool Adj	+ 12.64	Depreciation (43%)	-	103,928			
Plumbing Adj	+ 11.54	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	137,765			
Adj Base Cost	= 136.09	Lot Value	+	25,974			
Total Area	x 1,576	Indicated Value	=	163,739			
Adjusted Cost	= 214,478	Value Per SqFt		103.90			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	137,765		
Lot Value	25,974		
Indicated Value	163,739	103.90	Per SqFt
Agland Value			
Site Improvements			
Total Value	163,739	103.90	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	909	4x4		16	26.88		430
PATO	SLAB PORCH - OPEN	910	237		237	9.93		2,353



Rogers

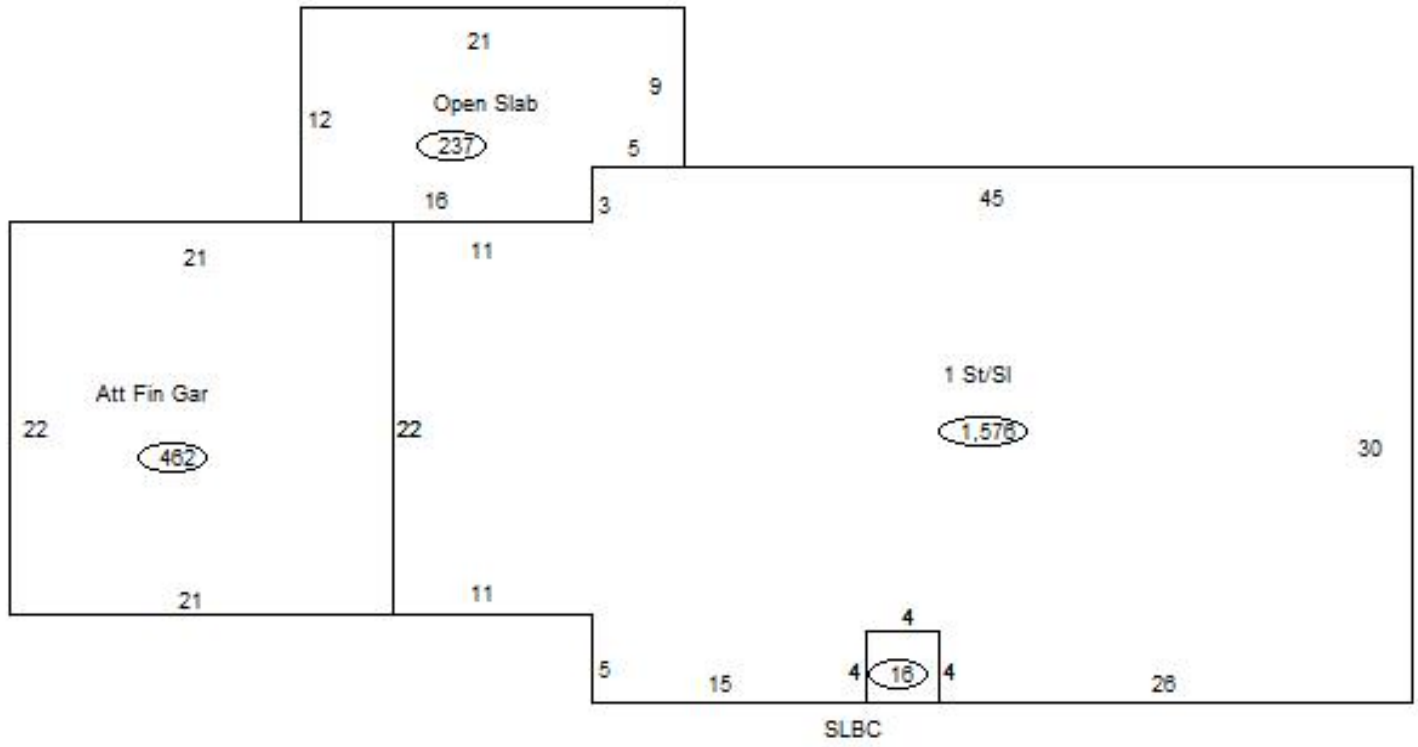
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Sketch Image

660000278



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,576	1.000	1,576
2	G	5		13	Att Fin Gar	462	1.000	462
3	M	PRCH		13	SLBC	16	1.000	16
4	M	PATO		13	Open Slab	237	1.000	237
Total Building Area						1,576		1,576