



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 04:03:18
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660001131 Parcel ID 20N15E-02-2-00000-000-0000 Cadastral ID 02-20-15-00700 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 318059 SHOMAKER, SCOTT & KAREN J 8374 E HWY 266 CLAREMORE OK 74019-0000 Parcel Location Situs 08374 E HWY 266 Subdivision Lot/Block / Parcel Size 1.98 - Acres Sec/Twn/Rng 2 / 20 / 15 / 2 Neighborhood 2015 - UNPLATTED School District S008 - VERDIGRIS SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0309\IMG_0055. 3/9/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.24827574 -95.67982412 TR IN NW 9.82 AC OF LOT 2, BEG 507.7' E OF SW/C OF SD TR, N 3-47 W 462.72' TO SLY ROW/L HWY 66, SELY ALG HWY TO E/L NW 9.82 AC S TO S/L W TO POB																																																																																																																									
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Lot Data		Square-Foot - NBHD 2015 #1	
Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres	1.7857		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	FLOOD ZONE		0
Method	Square-Foot		
Base Lot Value	77,786.00 x .50 =	39,204	
Factor Value			
Adjustments	1.0000		
Lot Value		39,204	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	85% Veneer, Masonry 15% Rustic Log
Base/Total Area	2,833 / 2,833
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,833
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	780 Attached Garage - Finished
Remodel	
Year/Eff Age	2019 / 5

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	393,022	138.73	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	106.17	Total Misc Impr	+ 18,676				
Roofing Adj	+ 5.06	Garage Cost	+ 36,379				
Subfloor Adj	+ -3.22	Total RCN	= 419,775				
Heat/Cool Adj	+ 14.47	Depreciation (5%)	- 20,989				
Plumbing Adj	+ 6.26	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 398,786				
Adj Base Cost	= 128.74	Lot Value	+ 39,204				
Total Area	x 2,833	Indicated Value	= 437,990				
Adjusted Cost	= 364,720	Value Per SqFt	154.60				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	398,786		
Lot Value	39,204		
Indicated Value	437,990	154.60	Per SqFt
Agland Value			
Site Improvements			
Total Value	437,990	154.60	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	6,429.63		6,430
SHLT	STORM SHELTER	0		1	2019	0.00		
PRCH	Porch	140716	22x11		242	28.66		6,936
PRCH	Porch	140717	23x8		184	28.86		5,310

