



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 02:17:43  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660001143 <b>Parcel ID</b> 20N15E-02-3-00000-000-0000 <b>Cadastral ID</b> 02-20-15-01700 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 3 <b>Tax Area</b> 4 - VERDIGRIS/VERD FIRE <b>Name ID</b> 337906 HERRERA, LINDA SHEA  8355 E 540 RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 08355 E 540 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> .85 - Acres <b>Sec/Twn/Rng</b> 2 / 20 / 15 / 3 <b>Neighborhood</b> 2015 - UNPLATTED <b>School District</b> S008 - VERDIGRIS SCHOOLS					<p>03/08/2022 11:58</p> <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0308\IMG_0040. 3/9/2022</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.23526792 -95.68204275																																																																																																																									
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Lot Data		Square-Foot - NBHD 2015 #1
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
	FLOOD ZONE	0
Method	Square-Foot	
Base Lot Value	34,453.00 x .66 =	22,672
Factor Value		
Adjustments	1.0000	
Lot Value		22,672



\\tsclient\C\Users\Randy Necessary\Pictures\101\_0308\IMG\_0040. 3/9/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	816 / 816
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	816
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1940 / 65

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	76,069	93.22	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	127.32	Total Misc Impr	+	0	
Roofing Adj	+ 8.37	Garage Cost	+		
Subfloor Adj	+ -5.49	Total RCN	=	127,492	
Heat/Cool Adj	+ 16.31	Depreciation ( 66%)	-	84,145	
Plumbing Adj	+ 9.73	Lump Sums	+	19,325	
Basement Adj	+ 0.00	RCNLD	=	62,672	
Adj Base Cost	= 156.24	Lot Value	+	22,672	
Total Area	x 816	Indicated Value	=	85,344	
Adjusted Cost	= 127,492	Value Per SqFt		104.59	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	62,672		
Lot Value	22,672		
Indicated Value	85,344	104.59	Per SqFt
Agland Value			
Site Improvements	1,330		
Total Value	86,674	106.22	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	Wood Deck - Covered	2995	14x8		112	58.07		6,504
WODO	Wood Deck - Open	118776	40x7		280	22.56		6,317
WODC	Wood Deck - Covered	134558	14x8		112	58.07		6,504



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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	816	1.000	816
2	M	WODC		10	WODC	112	1.000	112
3	M	WODO		10	WODO	280	1.000	280
4	M	WODC		10	WODC	112	1.000	112
<b>Total Building Area</b>						816		816



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x10x6	Plank	Formed Metal	80
	Qual	3	Cond 3	Year 2010	Eff Age 12	
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (46% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (30.79 x 80)		2,463		2,463	1,133	1,330