



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 06:51:40  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660001168 <b>Parcel ID</b> 20N15E-02-2-00000-000-0000 <b>Cadastral ID</b> 02-20-15-04100 <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> 345778 FISCHER, MARK ALAN  25277 S 4110 RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 25277 S 4110 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 4.823 - Acres <b>Sec/Twn/Rng</b> 2 / 20 / 15 / 2 <b>Neighborhood</b> 2015 - UNPLATTED <b>School District</b> S008 - VERDIGRIS SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0308\IMG_0086. 3/9/2022</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.24411305 -95.68985385 S 420.22' N 840.45' W 500' W2 SW NW																																																																																																																									
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Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 4.6468 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 FLOOD ZONE 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 202,415.00 x .35 = 71,295 <b>Factor Value</b> <b>Adjustments</b> 1.9524 <b>Lot Value</b> 139,196		
<b>Residential Data</b> <b>Type</b> 1 Single Family Residence <b>Condition</b> 3 - Average <b>Quality</b> 3.5 - Average <b>Architecture</b> <b>Style</b> 100% One Story <b>Exterior Wall</b> 100% Veneer, Masonry <b>Base/Total Area</b> 2,428 / 2,428 <b>Style</b> 100% One Story <b>HVAC</b> 100% Warmed & Cooled Air <b>Roof Cover</b> 1 Composition Shingle <b>Area on Slab</b> 2,428 <b>Fixture/RghIn</b> 14 / <b>Bed/F/H Bath</b> 4 / 3.0 / <b>Basement Area</b> <b>Garage Type</b> 588 Attached Garage - Unfinished <b>Remodel</b> RMA - <b>Year/Eff Age</b> 1975 / 25		

\\tsclient\C\Users\Randy Necessary\Pictures\101\_0308\IMG\_0086. 3/9/2022

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adjusted R</b>	0.8445		
<b>Indicated Value</b>	351,975	144.96	Per SqFt

Direct Comparables	
<b>Selection Model</b>	1 Res
<b>Adjustment Model</b>	A2 AO Test
<b>Comparables</b>	
<b>Indicated Value</b>	

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	249,148		
<b>Lot Value</b>	139,196		
<b>Indicated Value</b>	388,344	159.94	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	68,793		
<b>Total Value</b>	457,137	188.28	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	109.10	<b>Total Misc Impr</b>	+ 11,768				
<b>Roofing Adj</b>	+ 5.19	<b>Garage Cost</b>	+ 22,556				
<b>Subfloor Adj</b>	+ -3.39	<b>Total RCN</b>	= 361,084				
<b>Heat/Cool Adj</b>	+ 14.47	<b>Depreciation ( 31%)</b>	- 111,936				
<b>Plumbing Adj</b>	+ 9.21	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 249,148				
<b>Adj Base Cost</b>	= 134.58	<b>Lot Value</b>	+ 139,196				
<b>Total Area</b>	x 2,428	<b>Indicated Value</b>	= 388,344				
<b>Adjusted Cost</b>	= 326,760	<b>Value Per SqFt</b>	159.94				

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
PATO	SLAB PORCH - OPEN	3042	6x5		30	12.93		388
SOLP	Solar Panels			14	2025	353.59		4,950





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SPLG	Swimming Pool - In Ground	20x36x6	Base		565	
	Qual	3	Cond 3	Year 2025	Eff Age 1		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (50.83 x 565)	28,719		28,719	1,436	27,283
	UTIL	SHOP BUILDING	50x30x0			1,500	
	Qual	2	Cond 2	Year 2017	Eff Age 9		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (17% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (30.22 x 1,500)	45,330		45,330	7,706	37,624
	LT	LEAN-TO	30x12x0			360	
	Qual		Cond	Year 2017	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (2.92 x 360)	1,051		1,051	53	998
	LNT0	LEAN TO - ATTACHED	16x20x0			320	
	Qual		Cond	Year 2017	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (9.50 x 320)	3,040		3,040	152	2,888