



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:18:33
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Assessment Data					Primary Image																																																																																																																				
Account 660001170 Parcel ID 20N15E-02-4-00000-000-0000 Cadastral ID 02-20-15-04300 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 298703 MATKIN, MARY & MARCIA WEBER 8685 E 540 RD CLAREMORE OK 74019-0000																																																																																																																									
Parcel Location Situs 08685 E 540 RD Subdivision Lot/Block / Parcel Size 5.05 - Acres Sec/Twn/Rng 2 / 20 / 15 / 4 Neighborhood 2015 - UNPLATTED School District S008 - VERDIGRIS SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.23588822 -95.67558074 E 333.29' SW SE SE					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 4.685 Topography Street Access Utilities Amenities LAND QUALITY 0 FLOOD ZONE 0 Method Square-Foot Base Lot Value 204,079.00 x .35 = 71,711 Factor Value Adjustments 1.0000 Lot Value 71,711		 <p style="text-align: right; color: orange;">03/08/2022 10:59</p> <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0308\IMG_0028. 3/9/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Plywood or Ha
Base/Total Area	1,733 / 1,733
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,733
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	540 Attached Garage - Finished
Remodel	
Year/Eff Age	1994 / 24

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	227,647	131.36	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	109.71	Total Misc Impr	+	17,075	
Roofing Adj	+ 4.84	Garage Cost	+	21,211	
Subfloor Adj	+ -2.31	Total RCN	=	270,213	
Heat/Cool Adj	+ 12.64	Depreciation (29%)	-	78,362	
Plumbing Adj	+ 8.95	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	191,851	
Adj Base Cost	= 133.83	Lot Value	+	71,711	
Total Area	x 1,733	Indicated Value	=	263,562	
Adjusted Cost	= 231,927	Value Per SqFt		152.08	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	191,851		
Lot Value	71,711		
Indicated Value	263,562	152.08	Per SqFt
Agland Value			
Site Improvements	10,588		
Total Value	274,150	158.19	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	3049		181	181	26.36		4,771
PRCH	Porch	153324	16x16		256	26.13		6,689

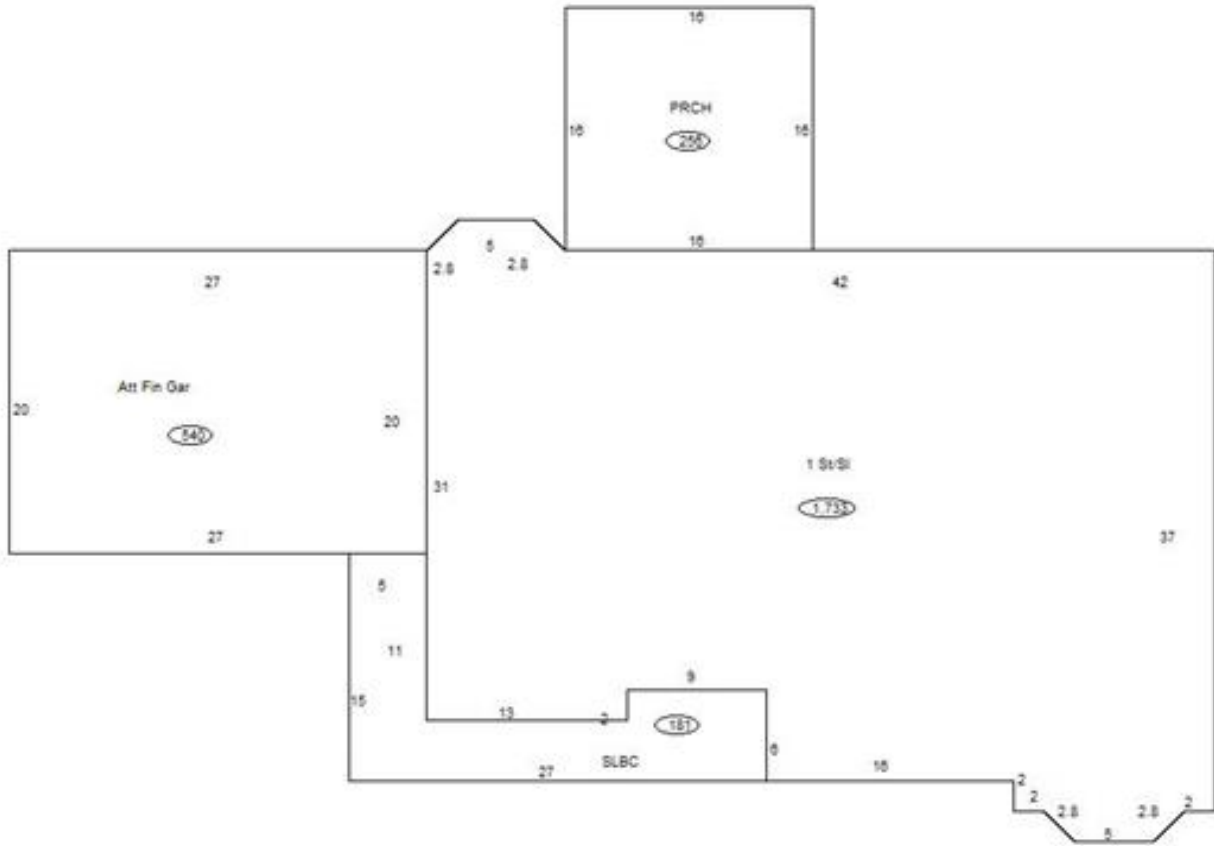


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Sketch Image

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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	1,733	1.000	1,733
2	G	5		10	Att Fin Gar	540	1.000	540
3	M	PRCH		10	SLBC	181	1.000	181
4	M	PRCH		10	PRCH	256	1.000	256
Total Building Area						1,733		1,733



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - General Purpose	20x30x10	Dirt	Formed Metal	600
	Qual 3	Cond 3	Year 2010	Eff Age 12		
		Valuation Summary	Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
		Base Cost (23.53 x 600)	14,118	14,118	3,530	10,588