



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image									
Account	660001176													
Parcel ID	20N15E-02-4-00000-000-0000													
Cadastral ID	02-20-15-04810													
Property Type	REAL - Real Property													
Property Class	RR	VI Area 3												
Tax Area	4 - VERDIGRIS/VERD FIRE													
Name ID	342824													
CURRY, JOHN C & CHALIENA M														
8745 E 540 RD CLAREMORE OK 74019-0000														
Parcel Location														
Situs	08745 E 540 RD													
Subdivision														
Lot/Block	/	Parcel Size	3.5 - Acres											
Sec/Twn/Rng	2 / 20 / 15 / 4													
Neighborhood	2015 - UNPLATTED													
School District	S008 - VERDIGRIS SCHOOLS													
Legal Description Lat/Long: 36.23604183 -95.67458488														
W2 SE SE SE LESS S 396' OF E 165'														
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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	No	1,000											
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
/	STILLION, JEFTON R	10/02/2023	350,000	YES										
2623/731	HOLDER, KIMBERLEY A	04/03/2017	231,500	YES										
1720/1	HICKMAN, AMY MARIE	09/16/2005	150,500	YES										
809/509			77,000	No										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax						
Remove Cap	2024	Land Value	121,433	118,122	11%	12,993	Assessed	38,951 4,056.04						
Year Frozen	0	Improvements	244,515	235,987		25,958	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00						
TIF Project ID	0	Total Value	365,948	354,109		38,951	Total Taxable	38,951 4,056.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660001176	CURRY, JOHN C & CHALIENA M	4	337,247	0	37,097	3,863.00							
2024	2024-660001176	CURRY, JOHN C & CHALIENA M	4	350,346	0	38,538	3,694.00							
2023	2023-660001176	STILLION, JEFTON R	4	268,637	1000	28,032	2,656.00							
2022	2022-660001176	STILLION, JEFTON R	4	261,542	1000	27,186	2,623.00							
2021	2021-660001176	STILLION, JEFTON R	4	253,283	1000	26,366	2,478.00							
2020	2020-660001176	STILLION, JEFTON R	4	249,663	1000	25,569	2,409.00							
2019	2019-660001176	STILLION, JEFTON R	4	234,500	1000	24,796	2,372.00							
2018	2018-660001176	STILLION, JEFTON R	4	232,075	1000	24,528	2,348.00							
2017	2017-660001176	STILLION, JEFTON R	4	209,023	0	22,490	2,149.00							
2016	2016-660001176	HOLDER, KIMBERLEY A	4	204,208	1000	20,419	1,967.00							
2015	2015-660001176	HOLDER, KIMBERLEY A	4	199,185	1000	19,795	1,922.00							
2014	2014-660001176	HOLDER, KIMBERLEY A	4	201,020	1000	19,189	1,764.00							
2013	2013-660001176	HOLDER, KIMBERLEY A	4	181,633	1000	18,602	1,772.00							




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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> 3.6701 <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> 159,870.00 x .38 = 60,659 <b>Factor Value</b> <b>Adjustments</b> 2.0019 <b>Lot Value</b> 121,433		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	4 - Good
<b>Quality</b>	3 - Average
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	40% Veneer, Masonry 60% Frame, Plywood or Ha
<b>Base/Total Area</b>	1,152 / 1,905
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,152
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	4 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	420 Attached Garage - Finished
<b>Remodel</b>	RMA -
<b>Year/Eff Age</b>	1989 / 14

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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>Adusted R</b>	0.8445		
<b>Indicated Value</b>	242,523	127.31	Per SqFt

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

Cost Approach				Manual : 01/2025	
<b>Base Cost</b>	93.33	<b>Total Misc Impr</b>	+	12,343	
<b>Roofing Adj</b>	+ 3.21	<b>Garage Cost</b>	+	17,606	
<b>Subfloor Adj</b>	+ -1.50	<b>Total RCN</b>	=	250,586	
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 14%)</b>	-	35,082	
<b>Plumbing Adj</b>	+ 8.14	<b>Lump Sums</b>	+	0	
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	215,504	
<b>Adj Base Cost</b>	= 115.82	<b>Lot Value</b>	+	121,433	
<b>Total Area</b>	x 1,905	<b>Indicated Value</b>	=	336,937	
<b>Adjusted Cost</b>	= 220,637	<b>Value Per SqFt</b>		176.87	

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	215,504		
<b>Lot Value</b>	121,433		
<b>Indicated Value</b>	336,937	176.87	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	29,011		
<b>Total Value</b>	365,948	192.10	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	3073		7x4	28	26.84		752
PRCH	SLAB PORCH - COVERED	3074		19x12	228	26.21		5,976



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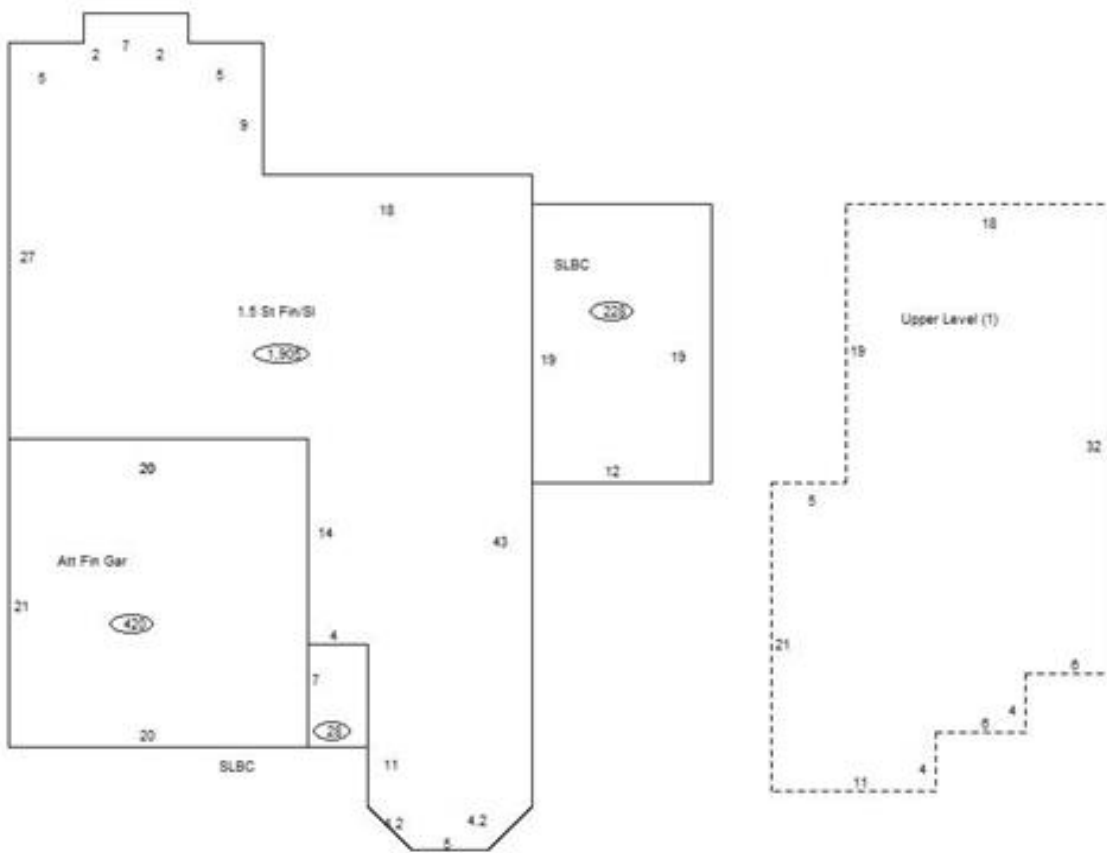
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	1,152	1.654	1,905
2	G	5		10	Att Fin Gar	420	1.000	420
3	M	PRCH		10	SLBC	28	1.000	28
4	M	PRCH		10	SLBC	228	1.000	228
5	U	^UL		10	Upper Level (1)	753	1.000	753
<b>Total Building Area</b>						<b>1,152</b>		<b>1,905</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LOAF	Loafing Shed	12x20x8	Dirt	Formed Metal	240
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2022	<b>Eff Age</b> 3		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (14% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (7.12 x 240) 1,709			1,709	239	1,470
	LNT0	Lean To - Attached	14x40x8	Dirt	Formed Metal	560
	<b>Qual</b> 4	<b>Cond</b> 3	<b>Year</b> 2013	<b>Eff Age</b> 10		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (47% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (11.49 x 560) 6,434			6,434	3,024	3,410
	BNGP	Barn - General Purpose	30x40x10	Dirt	Formed Metal	1,200
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2013	<b>Eff Age</b> 10		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (20% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (22.93 x 1,200) 27,516			27,516	5,503	22,013
	SHDS	Shed - Small	10x16x8	Plank	Composition Shingle	160
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2010	<b>Eff Age</b> 12		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (46% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (24.52 x 160) 3,923			3,923	1,805	2,118