




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 05:17:37
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Assessment Data					Primary Image																																																																																																																				
Account 660001930 Parcel ID 20N15E-03-3-00000-000-0000 Cadastral ID 03-20-15-01700 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 159864 NEWTON, JOE R 7005 E 540 RD CLAREMORE OK 74019-0000 Parcel Location Situs 07005 E 540 RD Subdivision Lot/Block / Parcel Size 3.75 - Acres Sec/Twn/Rng 3 / 20 / 15 / 3 Neighborhood 2015 - UNPLATTED School District S008 - VERDIGRIS SCHOOLS					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-11-05\IMG_001 11/5/2021</p>																																																																																																																				
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Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 3.8041 Topography Street Access Utilities Amenities LAND QUALITY 0 FLOOD ZONE 0 Method Square-Foot Base Lot Value 165,707.00 x .37 = 62,118 Factor Value Adjustments 1.0000 Lot Value 62,118		 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-11-05\IMG_001 11/5/2021</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	50% Frame, Siding, Wood 50% Frame, Siding, Vin
Base/Total Area	1,421 / 1,709
Style	100% 1 1/2 Story Finished
HVAC	100% Floor Furnace 2 Wall Air Conditioners (Cour
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	356 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1954 / 54

Cost Approach				Manual : 01/2025			
Base Cost	76.48	Total Misc Impr	+ 6,018				
Roofing Adj	+ 3.28	Garage Cost	+ 9,117				
Subfloor Adj	+ 1.93	Total RCN	= 166,928				
Heat/Cool Adj	+ 1.65	Depreciation (62%)	- 103,495				
Plumbing Adj	+ 5.48	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 63,433				
Adj Base Cost	= 88.82	Lot Value	+ 62,118				
Total Area	x 1,709	Indicated Value	= 125,551				
Adjusted Cost	= 151,793	Value Per SqFt	73.46				

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	129,311 75.66 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	63,433
Lot Value	62,118
Indicated Value	125,551 73.46 Per SqFt
Agland Value	
Site Improvements	8,825
Total Value	134,376 78.63 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	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	5085	10x4		40	21.17		847
PRCH	SLAB PORCH - COVERED	5086	7x4		28	21.20		594



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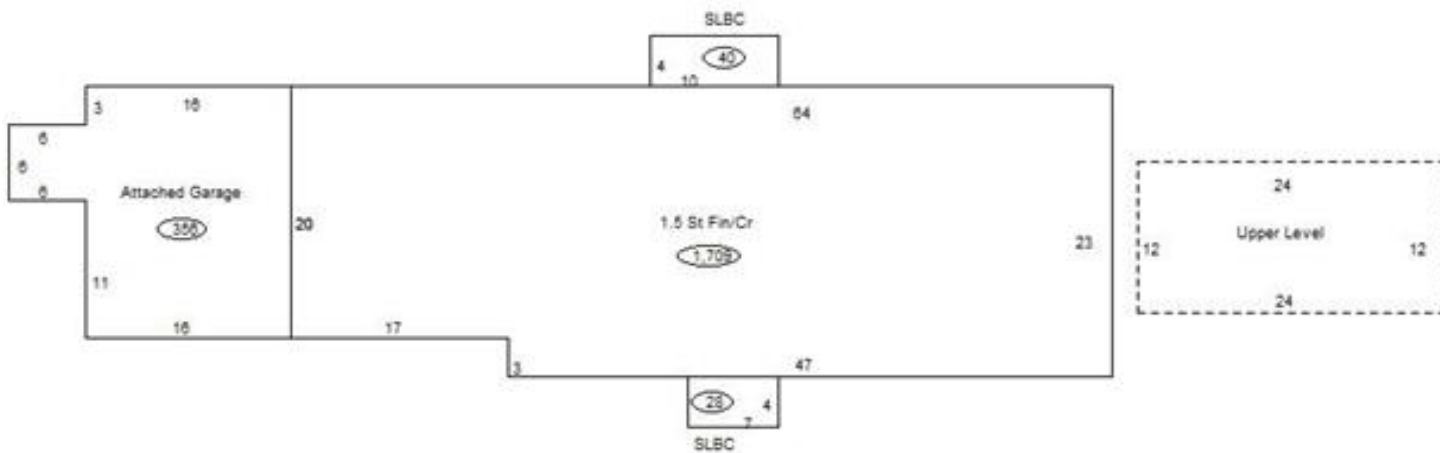
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Sketch Image

660001930



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	1,421	1.203	1,709
2	G	1		13	Attached Garage	356	1.000	356
3	M	PRCH		13	SLBC	40	1.000	40
4	M	PRCH		13	SLBC	28	1.000	28
5	U	^UL		13	Upper Level	288	1.000	288
Total Building Area						1,421		1,709



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - General Purpose	26x28x10	Concrete	Formed Metal	728
	Qual 3	Cond 3	Year 1989	Eff Age 28		

Valuation Summary		Modifier Total	RCN	Depr (56% Phys/ % Func)	RCNLD
Base Cost (27.55 x 728)	20,056		20,056	11,231	8,825