




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 660001938 Parcel ID 20N15E-03-3-00000-000-0000 Cadastral ID 03-20-15-02600 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 321950 KLEEHAMMER, JEFFREY P & JOY 7425 E GREENWAY DR CLAREMORE OK 74019-0000 Parcel Location Situs 07425 S GREENWAY DR Subdivision Lot/Block / Parcel Size 10 - 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_00: 11/8/2021</p>																																																																																																																				
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Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
Lot Size Lot Count Units Buildable 10 Non-Ag Acres 9.6549 Topography Street Access Utilities Amenities LAND QUALITY 0 FLOOD ZONE 0 Method Square-Foot Base Lot Value 420,567.00 x .30 = 125,833 Factor Value Adjustments 1.0000 Lot Value 125,833		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	70% Veneer, Stone 30% Frame, Siding, Vinyl
Base/Total Area	2,450 / 2,450
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,450
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1978 / 36

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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	230,843	94.22	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	104.73	Total Misc Impr	+ 34,335				
Roofing Adj	+ 4.52	Garage Cost	+ 0				
Subfloor Adj	+ -2.17	Total RCN	= 343,182				
Heat/Cool Adj	+ 12.64	Depreciation (43%)	- 147,568				
Plumbing Adj	+ 6.34	Lump Sums	+ 4,901				
Basement Adj	+ 0.00	RCNLD	= 200,515				
Adj Base Cost	= 126.06	Lot Value	+ 125,833				
Total Area	x 2,450	Indicated Value	= 326,348				
Adjusted Cost	= 308,847	Value Per SqFt	133.20				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	200,515		
Lot Value	125,833		
Indicated Value	326,348	133.20	Per SqFt
Agland Value			
Site Improvements	25,634		
Total Value	351,982	143.67	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
SHLT	STORM SHELTER	0		1	2017	0.00		
PRCH	Porch	180471	80x12		960	24.33		23,357
WODO	Wood Deck - Open	180472	253		253	19.37		4,901
PRCH	Porch	180473	204		204	26.29		5,363



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	35x36x12	Concrete	Formed Metal	1,260
	Qual 3	Cond 3	Year 2000	Eff Age 20		

Valuation Summary	Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
Base Cost (30.90 x 1,260)	38,934		38,934	19,078
				19,856



SPLG	Swimming Pool - In Ground	0x0x0			569
Qual 3	Cond 3	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (50.77 x 569)	28,888		28,888	23,110
				5,778