



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 660001942 Parcel ID 20N15E-03-2-00000-000-0000 Cadastral ID 03-20-15-03100 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 325511 O'DELL, CHRISTOPHER S REVOC TRUST & TRACI R O'DELL REVOCABLE TRUST 7222 E 530 RD CLAREMORE OK 74019-0000 Parcel Location Situs 07222 E 530 RD Subdivision Lot/Block / Parcel Size 5 - Acres Sec/Twn/Rng 3 / 20 / 15 / 2 Neighborhood 2015 - UNPLATTED School District S008 - VERDIGRIS SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.24859158 -95.70025373																																																																																																																									
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Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	5.3394	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	FLOOD ZONE 0	
Method	Square-Foot	
Base Lot Value	232,585.00 x .34 = 78,837	
Factor Value		
Adjustments	1.0000	
Lot Value	78,837	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,040 / 1,040
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,040
Fixture/RghIn	11 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	494 Attached Garage - Finished
Remodel	RMA -
Year/Eff Age	1989 / 18

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	277,728 267.05 Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	102.24	Total Misc Impr	+ 5,836				
Roofing Adj	+ 4.90	Garage Cost	+ 14,479				
Subfloor Adj	+ 0.00	Total RCN	= 155,099				
Heat/Cool Adj	+ 10.30	Depreciation (24%)	- 37,224				
Plumbing Adj	+ 12.16	Lump Sums	+ 7,304				
Basement Adj	+ 0.00	RCNLD	= 125,179				
Adj Base Cost	= 129.60	Lot Value	+ 78,837				
Total Area	x 1,040	Indicated Value	= 204,016				
Adjusted Cost	= 134,784	Value Per SqFt	196.17				

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	125,179
Lot Value	78,837
Indicated Value	204,016 196.17 Per SqFt
Agland Value	
Site Improvements	146,800
Total Value	350,816 337.32 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	5106	20x6		120	20.92		2,510
PRCH	SLAB PORCH - COVERED	5107	16x10		160	20.79		3,326
GRDT	Garage - Detached	178191	22x16		352	20.75		7,304



Rogers

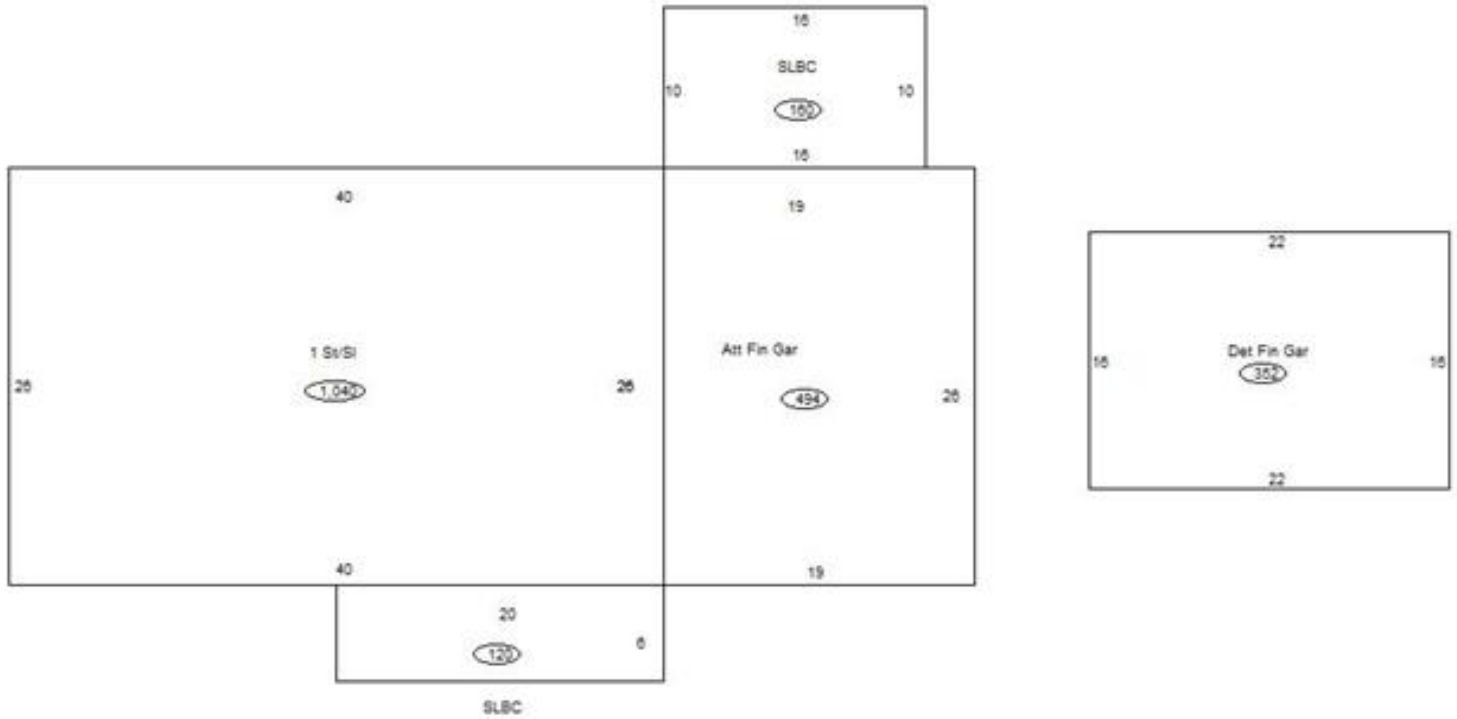
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Sketch Image

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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/Sl	1,040	1.000	1,040
2	G	5		10	Att Fin Gar	494	1.000	494
3	M	PRCH		10	SLBC	120	1.000	120
4	M	PRCH		10	SLBC	160	1.000	160
5	G	6		10	Det Fin Gar	352	1.000	352
Total Building Area						1,040		1,040



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	0x0x0			430
	Qual 4	Cond 4	Year 2020	Eff Age	4	

Valuation Summary	Modifier Total	RCN	Depr (21% Phys/ % Func)	RCNLD
Base Cost (57.69 x 430) 24,807		24,807	5,209	19,598



UTIL	Utility Building	80x50x16	Concrete	Formed Metal	4,000
Qual 4	Cond 3	Year 2020	Eff Age	5	

Valuation Summary	Modifier Total	RCN	Depr (9% Phys/ % Func)	RCNLD
Base Cost (29.76 x 4,000) 119,040		119,040	10,714	108,326

LNT0	Lean To - Attached	50x16x10	Concrete	Formed Metal	800
Qual 4	Cond 3	Year 2020	Eff Age	5	

Valuation Summary	Modifier Total	RCN	Depr (31% Phys/ % Func)	RCNLD
Base Cost (14.85 x 800) 11,880		11,880	3,683	8,197

LNT0	Lean To - Attached	20x8x8	Concrete	Formed Metal	160
Qual 4	Cond 3	Year 2020	Eff Age	5	

Valuation Summary	Modifier Total	RCN	Depr (31% Phys/ % Func)	RCNLD
Base Cost (18.43 x 160) 2,949		2,949	914	2,035

UTIL	Utility Building	38x14x8	Concrete	Formed Metal	532
Qual 3	Cond 3	Year 2000	Eff Age	20	

Valuation Summary	Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
Base Cost (31.86 x 532) 16,950		16,950	8,306	8,644