




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660001964 <b>Parcel ID</b> 000000-00-0-00066-001-0014 <b>Cadastral ID</b> 03-20-15-03930 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 3 <b>Tax Area</b> 4 - VERDIGRIS/VERD FIRE <b>Name ID</b> 326519 MCGEHEE, SCOTT & KERRI  7734 S GREENWAY DR CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 07734 S GREENWAY DR <b>Subdivision</b> BRANDON TERRACE <b>Lot/Block</b> 0014 / 0001 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 3 / 20 / 15 / 5 <b>Neighborhood</b> 1046 - R-V03-SW VERDIGRIS <b>School District</b> S008 - VERDIGRIS SCHOOLS					 <p>\\tsclient\C\Users\rln\Pictures\2017-04-25 04-25-17\04-25-17 120.J 4/27/2017</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.24088678 -95.69705999 LOT 14 BLOCK 1 BRANDON TERRACE																																																																																																																									
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Lot Data	Square-Foot - NBHD 1046 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 1.0352 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> 0  <b>Method</b> Square-Foot <b>Base Lot Value</b> 45,094.00 x .74 = 33,207 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 33,207		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	90% Veneer, Stone 10% Frame, Siding, Wood
<b>Base/Total Area</b>	1,721 / 1,721
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,721
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	525 Attached Garage - Finished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1985 / 31

\\tsclient\C\Users\rln\Pictures\2017-04-25 04-25-17\04-25-17 120.J 4/27/2017

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>	217,421	126.33	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	4		
<b>Indicated Value</b>	207,620		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	108.26	<b>Total Misc Impr</b>	+ 10,350				
<b>Roofing Adj</b>	+ 4.40	<b>Garage Cost</b>	+ 17,876				
<b>Subfloor Adj</b>	+ -1.15	<b>Total RCN</b>	= 253,952				
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 41%)</b>	- 104,120				
<b>Plumbing Adj</b>	+ 8.18	<b>Lump Sums</b>	+ 10,176				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 160,008				
<b>Adj Base Cost</b>	= 131.16	<b>Lot Value</b>	+ 33,207				
<b>Total Area</b>	x 1,721	<b>Indicated Value</b>	= 193,215				
<b>Adjusted Cost</b>	= 225,726	<b>Value Per SqFt</b>	112.27				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	160,008		
<b>Lot Value</b>	33,207		
<b>Indicated Value</b>	193,215	112.27	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	33,312		
<b>Total Value</b>	226,527	131.63	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	5,095.98	5,096
PRCH	SLAB PORCH - COVERED	5193	16x12		192	23.59	4,529
PRCH	SLAB PORCH - COVERED	5194	6x5		30	24.17	725
GRDT	Garage - Detached	180064	20x20		400	25.44	10,176



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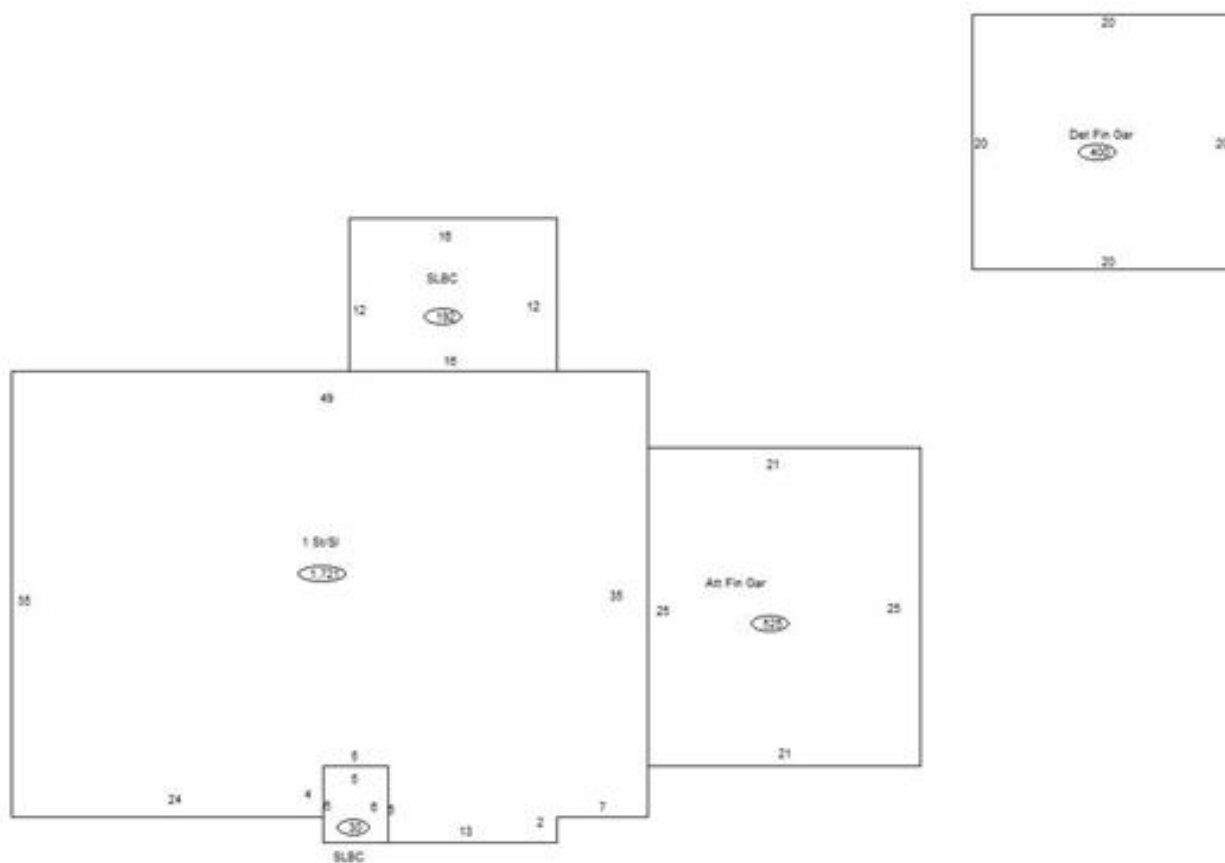
Date 04/17/2026

Time 02:11:52

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### Sketch Image

660001964



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,721	1.000	1,721
2	G	5		10	Att Fin Gar	525	1.000	525
3	M	PRCH		10	SLBC	192	1.000	192
4	M	PRCH		10	SLBC	30	1.000	30
5	G	6		10	Det Fin Gar	400	1.000	400
<b>Total Building Area</b>						<b>1,721</b>		<b>1,721</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
UTIL	Utility Building		40x24x16	Concrete	Formed Metal	986
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2021	<b>Eff Age</b> 4		

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (7% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (33.66 x 986)	33,189		33,189	2,323	30,866

LNT0	Lean To - Attached		24x10x0	Concrete	Formed Metal	238
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2021	<b>Eff Age</b> 4		

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (13.70 x 238)	3,261		3,261	815	2,446