




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 660002003 Parcel ID 000000-00-0-00360-003-0002 Cadastral ID 03-20-15-04320 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 285639 WARD, CARLOS ANN 602 N 8TH AVE STROUD OK 74079-2386 Parcel Location Situs 07555 E GREENWAY DR Subdivision GREENWAY PARK Lot/Block 0002 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 3 / 20 / 15 / 5 Neighborhood 1046 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-11-12\IMG_00: 11/15/2021</p>																																																	
Legal Description Lat/Long: 36.24179507 -95.70051062																																																						
LOT 2 BLOCK 3 GREENWAY PARK					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																																								
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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
H	Homestead	No	1,000		1594/564	BAIRD, JEFF & TRACEY	06/08/2004	105,000	YES																																													
					1298/927	DIETL, J R	06/25/2001	99,500	YES																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>104.132</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2005</td> <td>Land Value 34,616</td> <td>31,038</td> <td>11%</td> <td>3,414</td> <td>Assessed</td> <td>16,427</td> <td>1,710.57</td> </tr> <tr> <td>Year Frozen</td> <td>2006</td> <td>Improvements 125,071</td> <td>118,298</td> <td> </td> <td>13,013</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 159,687</td> <td>149,336</td> <td> </td> <td>16,427</td> <td>Total Taxable</td> <td>16,427</td> <td>1,711.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	Remove Cap	2005	Land Value 34,616	31,038	11%	3,414	Assessed	16,427	1,710.57	Year Frozen	2006	Improvements 125,071	118,298		13,013	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 159,687	149,336		16,427	Total Taxable	16,427	1,711.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660002003	WARD, CARLOS ANN	4	148,838	0	15,645	1,629.00																																															
2024	2024-660002003	WARD, CARLOS ANN	4	154,831	0	14,900	1,428.00																																															
2023	2023-660002003	WARD, CARLOS ANN	4	129,003	0	14,190	1,339.00																																															
2022	2022-660002003	WARD, CARLOS ANN	4	127,324	0	14,006	1,346.00																																															
2021	2021-660002003	WARD, CARLOS ANN	4	137,488	0	15,124	1,416.00																																															
2020	2020-660002003	WARD, CARLOS ANN	4	135,379	0	14,718	1,381.00																																															
2019	2019-660002003	WARD, CARLOS ANN	4	130,854	0	14,017	1,335.00																																															
2018	2018-660002003	WARD, CARLOS ANN	4	135,902	0	13,350	1,273.00																																															
2017	2017-660002003	WARD, CARLOS ANN	4	134,819	0	12,714	1,215.00																																															
2016	2016-660002003	WARD, CARLOS ANN	4	131,594	0	12,108	1,161.00																																															
2015	2015-660002003	WARD, CARLOS ANN	4	129,196	1000	10,532	1,028.00																																															
2014	2014-660002003	WARD, CARLOS ANN	4	130,170	1000	10,532	973.00																																															
2013	2013-660002003	WARD, CARLOS ANN	4	125,493	1000	10,532	1,008.00																																															



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Lot Data		Square-Foot - NBHD 1046 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.1277		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	49,121.00 x .70 = 34,616		
Factor Value			
Adjustments	1.0000		
Lot Value	34,616		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-11-12\IMG_00; 11/15/2021

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Stone 10% Frame, Siding, Wood
Base/Total Area	1,377 / 1,377
Style	100% One Story
HVAC	100% Warmed & Cooled Air 1 Wall Air Conditioner
Roof Cover	1 Composition Shingle
Area on Slab	1,377
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	594 Attached Garage - Finished
Remodel	
Year/Eff Age	1979 / 35

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	165,792	120.40	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	7		
Indicated Value	161,530		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	106.22	Total Misc Impr	+ 18,817
Roofing Adj	+ 4.32	Garage Cost	+ 19,644
Subfloor Adj	+ -1.15	Total RCN	= 218,972
Heat/Cool Adj	+ 11.47	Depreciation (44%)	- 96,348
Plumbing Adj	+ 10.23	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 122,624
Adj Base Cost	= 131.09	Lot Value	+ 34,616
Total Area	x 1,377	Indicated Value	= 157,240
Adjusted Cost	= 180,511	Value Per SqFt	114.19

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	122,624		
Lot Value	34,616		
Indicated Value	157,240	114.19	Per SqFt
Agland Value			
Site Improvements	2,447		
Total Value	159,687	115.97	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	5353	28x15		420	23.01		9,664
PATO	SLAB PORCH - OPEN	5354	20x15		300	8.39		2,517
PRCH	SLAB PORCH - COVERED	5355	16x4		64	24.07		1,540



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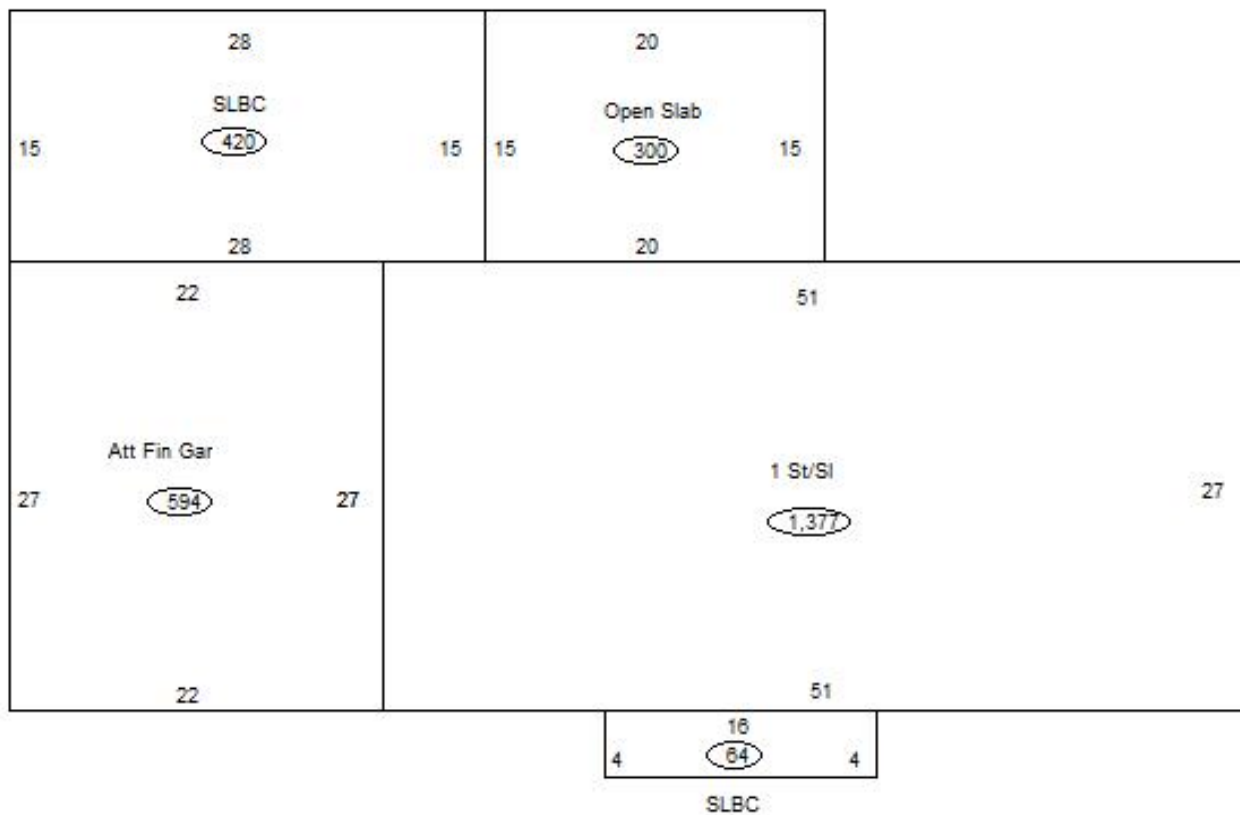
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,377	1.000	1,377
2	G	5		13	Att Fin Gar	594	1.000	594
3	M	PRCH		13	SLBC	420	1.000	420
4	M	PATO		13	Open Slab	300	1.000	300
5	M	PRCH		13	SLBC	64	1.000	64
Total Building Area						1,377		1,377



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x14x6	Plank	Composition Shingle	140
	Qual 3	Cond 1.5	Year 2003	Eff Age 28		

Valuation Summary		Modifier Total	RCN	Depr (73% Phys/ % Func)	RCNLD
Base Cost (25.15 x 140)	3,521		3,521	2,570	951

	SHDS	Shed - Small	8x8x6	Plank	Composition Shingle	64
	Qual 2	Cond 2	Year 2003	Eff Age 23		

Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
Base Cost (26.90 x 64)	1,722		1,722	1,119	603

	WODO	Wood Deck - Open	10x12x6	Plank		120
	Qual 2	Cond 2	Year 2003	Eff Age 23		

Valuation Summary		Modifier Total	RCN	Depr (68% Phys/ % Func)	RCNLD
Base Cost (23.27 x 120)	2,792		2,792	1,899	893