




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 660002009 Parcel ID 000000-00-0-00360-004-0001 Cadastral ID 03-20-15-04380 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 170344 KASSON, STEVEN P & CONNIE LYNN (ROE) OATH TRUST 7602 E GREENWAY DR CLAREMORE OK 74019-0000 Parcel Location Situs 07602 E GREENWAY DR Subdivision GREENWAY PARK Lot/Block 0001 / 0004 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 Lot/Long: 36.24081395 -95.69993224 LOT 1 BLOCK 4 GREENWAY PARK																																																																																																																									
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Lot Data	Square-Foot - NBHD 1046 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.1689 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 50,916.00 x .69 = 35,245 Factor Value Adjustments 1.0000 Lot Value 35,245		 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-11-12\IMG_00: 11/15/2021</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	85% Veneer, Masonry 15% Frame, Siding, Wood
Base/Total Area	1,620 / 1,620
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,620
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	550 Attached Garage - Finished
Remodel	
Year/Eff Age	1976 / 38

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 229,112 141.43 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 5 Indicated Value 202,880 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	103.95	Total Misc Impr	+ 21,898	Roofing Adj	+ 4.45	Garage Cost	+ 18,535
Subfloor Adj	+ -1.15	Total RCN	= 246,821	Heat/Cool Adj	+ 11.47	Depreciation (47%)	- 116,006
Plumbing Adj	+ 8.68	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 130,815
Adj Base Cost	= 127.40	Lot Value	+ 35,245	Total Area	x 1,620	Indicated Value	= 166,060
		Value Per SqFt	102.51	Adjusted Cost	= 206,388		

Value Reconciliation
Selected Approach Cost Approach Improvements 130,815 Lot Value 35,245 Indicated Value 166,060 102.51 Per SqFt Agland Value Site Improvements 57,567 Total Value 223,627 138.04 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	5371	8x3		24	24.19		581
PRCH	Porch	5372	12x10		120	23.88		2,866
EPSW	Enclosed Porch - Solid Wall	160683	18x12		216	61.83		13,355



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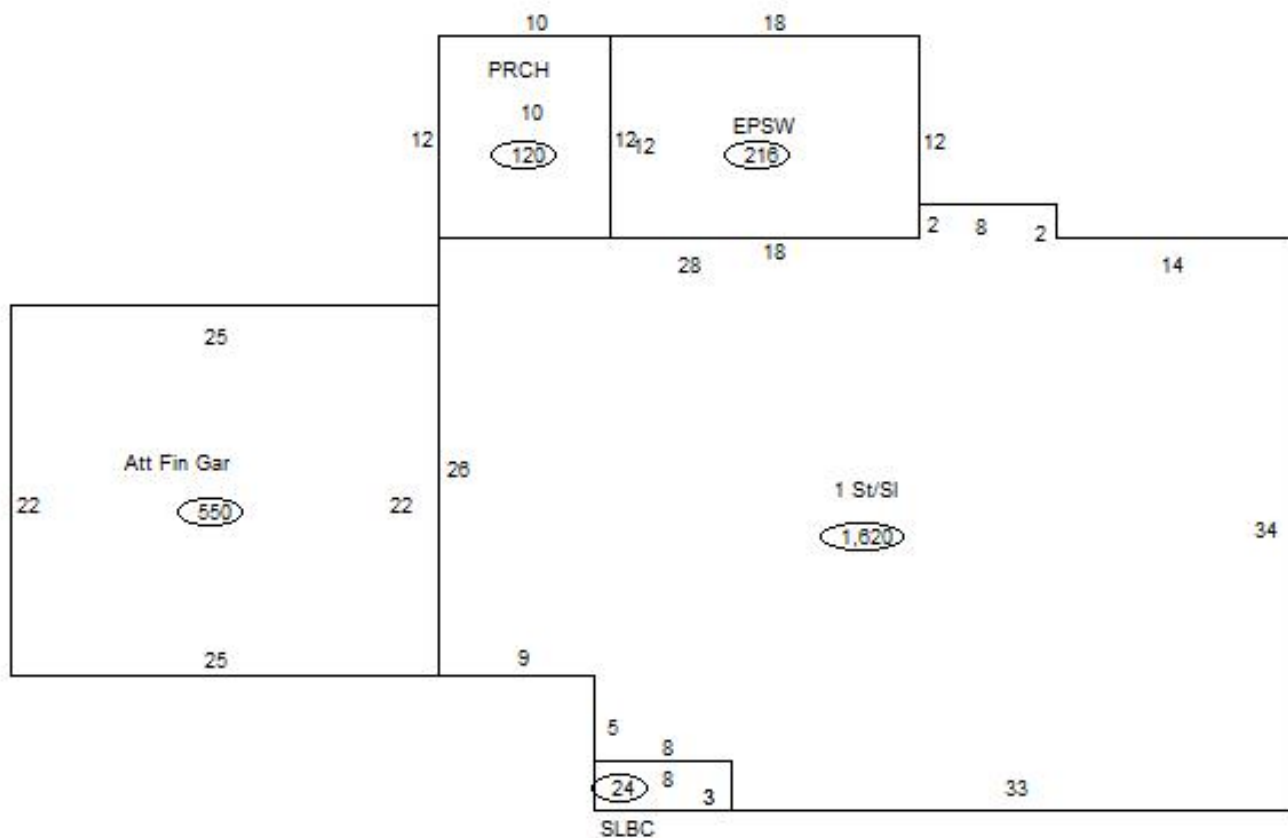
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Sketch Image

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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	1,620	1.000	1,620
2	G	5		13	Att Fin Gar	550	1.000	550
3	M	PRCH		13	SLBC	24	1.000	24
4	M	PRCH		13	PRCH	120	1.000	120
5	M	EPSW		13	EPSW	216	1.000	216
Total Building Area						1,620		1,620



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	60x32x8	Concrete	Composition Shingle	1,920
	Qual 4	Cond 4	Year 2022	Eff Age 2		

Valuation Summary	Modifier Total	RCN	Depr (3% Phys/ % Func)	RCNLD
Base Cost (30.91 x 1,920)	59,347	59,347	1,780	57,567