




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 05:27:40
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Assessment Data					Primary Image																																																																																																																			
Account 660002010 Parcel ID 000000-00-0-00360-004-0002 Cadastral ID 03-20-15-04390 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 264826 EVANS, RONALD E & CATHERINE R 7552 E GREENWAY DR CLAREMORE OK 74019-0000 Parcel Location Situs 07552 E GREENWAY DR Subdivision GREENWAY PARK Lot/Block 0002 / 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: 36.24082678 -95.70050692 LOT 2 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	1.1125	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	48,459.00 x .71 = 34,385	
Factor Value		
Adjustments	1.0000	
Lot Value	34,385	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	1,610 / 1,610
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,610
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	528 Attached Garage - Finished
Remodel	
Year/Eff Age	1977 / 37



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

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	181,021	112.44	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	191,130		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	103.63	Total Misc Impr	+ 9,832
Roofing Adj	+ 4.46	Garage Cost	+ 17,947
Subfloor Adj	+ -1.15	Total RCN	= 232,507
Heat/Cool Adj	+ 11.47	Depreciation (46%)	- 106,953
Plumbing Adj	+ 8.75	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 125,554
Adj Base Cost	= 127.16	Lot Value	+ 34,385
Total Area	x 1,610	Indicated Value	= 159,939
Adjusted Cost	= 204,728	Value Per SqFt	99.34

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	125,554		
Lot Value	34,385		
Indicated Value	159,939	99.34	Per SqFt
Agland Value			
Site Improvements	11,140		
Total Value	171,079	106.26	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	5375	10x7		70	24.05		1,684
PRCH	SLAB PORCH - COVERED	5376	16x8		128	23.84		3,052



Rogers

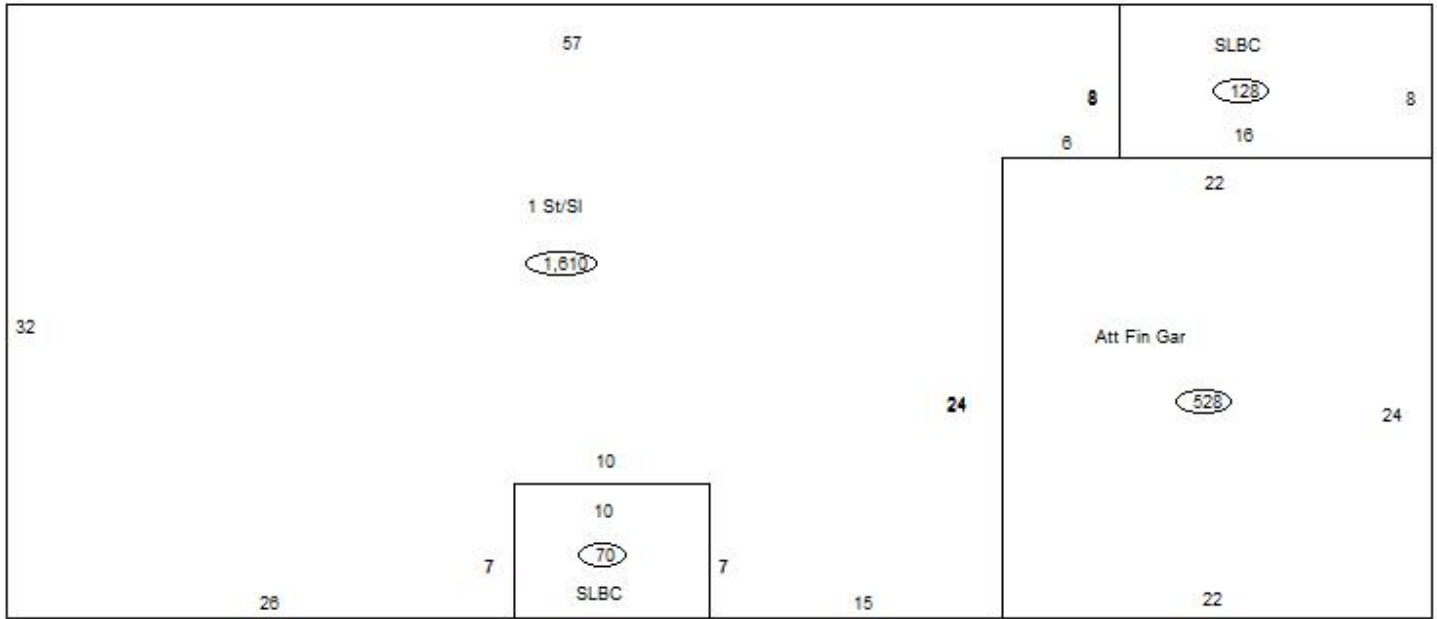
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Sketch Image

660002010



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	1,610	1.000	1,610
2	G	5		10	Att Fin Gar	528	1.000	528
3	M	PRCH		10	SLBC	70	1.000	70
4	M	PRCH		10	SLBC	128	1.000	128
Total Building Area						1,610		1,610



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SPLG	Swimming Pool - In Ground	0x0x0			480	
	Qual	3	Cond 3	Year 2002	Eff Age 18		
	Valuation Summary		Modifier Total	RCN	Depr (62% Phys/ % Func)		RCNLD
	Base Cost (52.12 x 480)		25,018		25,018	15,511	9,507
	SHDS	Shed - Small	12x16x8	Dirt	Composition Shingle	192	
	Qual	3	Cond 2	Year 2002	Eff Age 24		
	Valuation Summary		Modifier Total	RCN	Depr (66% Phys/ % Func)		RCNLD
	Base Cost (18.06 x 192)		3,468		3,468	2,289	1,179
	LNT0	Lean To - Attached	8x16x6	Dirt	Formed Metal	128	
	Qual	3	Cond 3	Year 2002	Eff Age 18		
	Valuation Summary		Modifier Total	RCN	Depr (64% Phys/ % Func)		RCNLD
	Base Cost (9.85 x 128)		1,261		1,261	807	454