



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 02:13:10  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660002011 <b>Parcel ID</b> 000000-00-0-00360-004-0003 <b>Cadastral ID</b> 03-20-15-04400 <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> 335162 PINGEL, JOSEPH ROBERT & NICOLE LAUREN  7532 E GREENWAY DR CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 07532 E GREENWAY DR <b>Subdivision</b> GREENWAY PARK <b>Lot/Block</b> 0003 / 0004 <b>Parcel Size</b> 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																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.24081145 -95.70103203 LOT 3 BLOCK 4 GREENWAY PARK																																																																																																																									
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Date 04/17/2026  
Time 02:13:11  
Page 2

Lot Data	Square-Foot - NBHD 1046 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.2378	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	53,917.00 x .67 = 36,295	
Factor Value		
Adjustments	1.0000	
Lot Value	36,295	

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	1,404 / 1,404
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,404
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	506 Attached Garage - Finished
Remodel	
Year/Eff Age	1978 / 36

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	177,788	126.63	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	186,920		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	120,221		
Lot Value	36,295		
Indicated Value	156,516	111.48	Per SqFt
Agland Value			
Site Improvements	21,586		
Total Value	178,102	126.85	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	113.24	Total Misc Impr	+	7,288			
Roofing Adj	+ 4.60	Garage Cost	+	17,361			
Subfloor Adj	+ -1.21	Total RCN	=	218,584			
Heat/Cool Adj	+ 11.47	Depreciation ( 45%)	-	98,363			
Plumbing Adj	+ 10.03	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	120,221			
Adj Base Cost	= 138.13	Lot Value	+	36,295			
Total Area	x 1,404	Indicated Value	=	156,516			
Adjusted Cost	= 193,935	Value Per SqFt		111.48			

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	5379		15	15	24.22		363
PATO	SLAB PORCH - OPEN	5380	15x12		180	10.16		1,829



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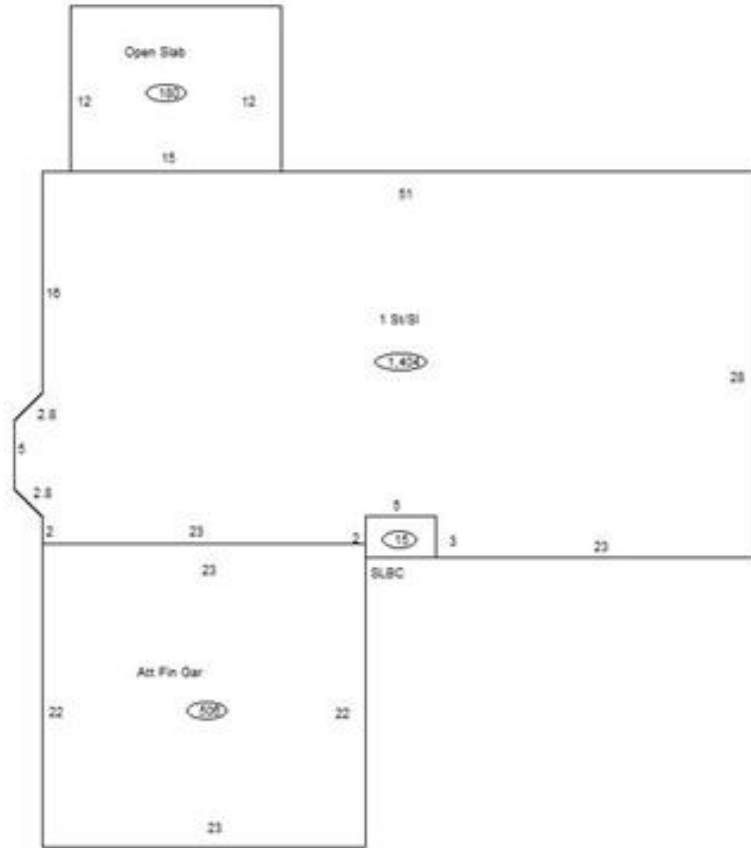
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 Time 02:13:11  
 Page 3

Sketch Image

660002011



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,404	1.000	1,404
2	G	5		10	Att Fin Gar	506	1.000	506
3	M	PRCH		10	SLBC	15	1.000	15
4	M	PATO		10	Open Slab	180	1.000	180
<b>Total Building Area</b>						1,404		1,404



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Time 02:13:11  
Page 4

660002011

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	40x30x12	Concrete	Formed Metal	1,200
	Qual 2	Cond 3	Year 2003	Eff Age 17		

Valuation Summary	Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD
Base Cost (29.98 x 1,200)	35,976	35,976	14,390	21,586