



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:13:33
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Assessment Data					Primary Image																																																																																																																				
Account 660002029 Parcel ID 000000-00-0-00360-005-0014 Cadastral ID 03-20-15-04580 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 306518 ARENAS, FREDERICK 7654 E GREENWAY DR CLAREMORE OK 74019-0000 Parcel Location Situs 07654 S GREENWAY DR Subdivision GREENWAY PARK Lot/Block 0014 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 3 / 20 / 15 / 5 Neighborhood 1046 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.24102633 -95.69914097 LOT 14 BLOCK 5 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 1.0451 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 45,527.00 x .73 = 33,358 Factor Value Adjustments 1.0000 Lot Value 33,358		 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-11-15\IMG_00' 11/16/2021</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	85% Veneer, Masonry 15% Frame, Siding, Wood
Base/Total Area	1,934 / 1,934
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,934
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	594 Attached Garage - Finished
Remodel	
Year/Eff Age	1977 / 37



GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	196,697	101.70	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	195,020		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	93.01	Total Misc Impr	+ 13,857				
Roofing Adj	+ 3.85	Garage Cost	+ 16,697				
Subfloor Adj	+ 0.00	Total RCN	= 250,450				
Heat/Cool Adj	+ 10.30	Depreciation (48%)	- 120,216				
Plumbing Adj	+ 6.54	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 130,234				
Adj Base Cost	= 113.70	Lot Value	+ 33,358				
Total Area	x 1,934	Indicated Value	= 163,592				
Adjusted Cost	= 219,896	Value Per SqFt	84.59				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	130,234		
Lot Value	33,358		
Indicated Value	163,592	84.59	Per SqFt
Agland Value			
Site Improvements	24,770		
Total Value	188,362	97.40	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	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	5452		164	164	20.78		3,408
PRCH	SLAB PORCH - COVERED	5453	24x12		288	20.39		5,872

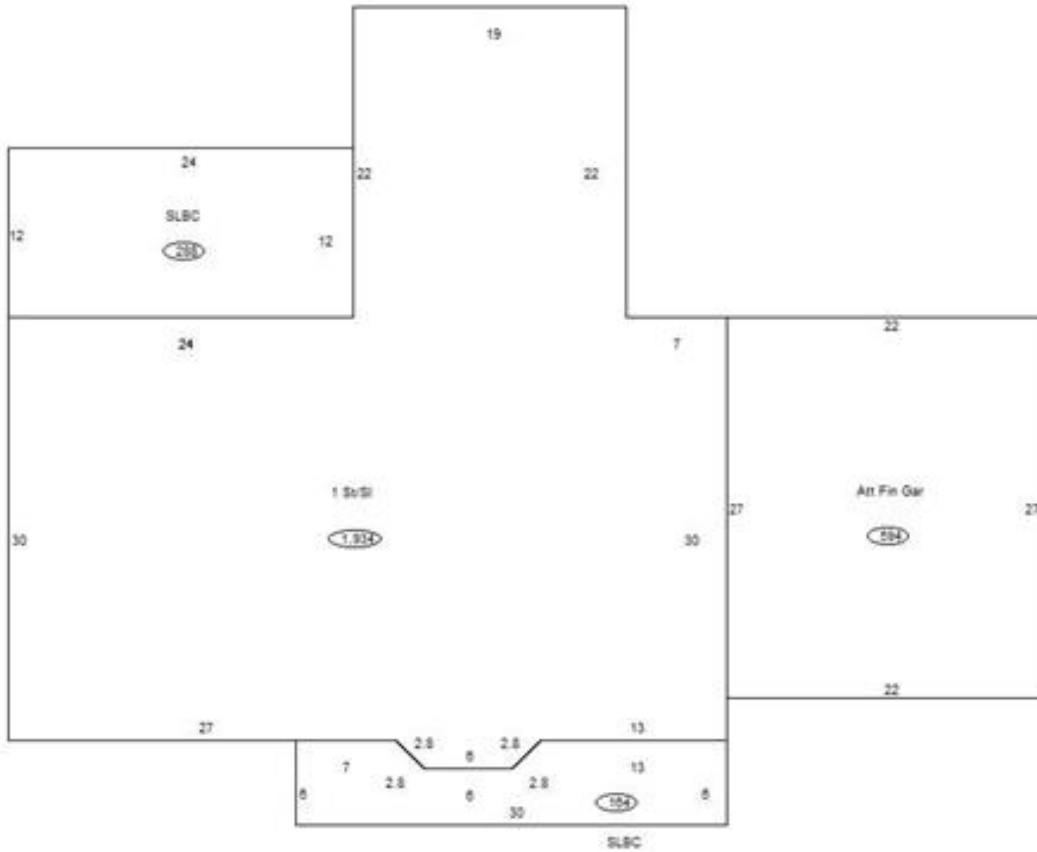


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Sketch Image

660002029



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,934	1.000	1,934
2	G	5		10	Att Fin Gar	594	1.000	594
3	M	PRCH		10	SLBC	164	1.000	164
4	M	PRCH		10	SLBC	288	1.000	288
Total Building Area						1,934		1,934



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
UTIL	Utility Building		40x30x18	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 (32.80 x 1,200)	39,360		39,360	15,744	23,616

SHDS	Shed - Small		14x10x8	Plank	Composition Shingle	140
Qual	2	Cond 2.5	Year 2003	Eff Age 20		

Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
Base Cost (20.11 x 140)	2,815		2,815	1,661	1,154