



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660002035 <b>Parcel ID</b> 20N15E-03-1-00000-000-0000 <b>Cadastral ID</b> 03-20-15-04640 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 3 <b>Tax Area</b> 4 - VERDIGRIS/VERD FIRE <b>Name ID</b> 290994 WILLIAMS, STEPHEN C &  SALLY JO 7312 E 530 RD CLAREMORE OK 74019-0000					<p>\\tsclient\C\Users\rln\Pictures\2017-05-02 05-02-17\05-02-17 023.J 5/2/2017</p>																																																																																																																				
<b>Parcel Location</b> <b>Situs</b> 07312 E 530 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 5 - Acres <b>Sec/Twn/Rng</b> 3 / 20 / 15 / 1 <b>Neighborhood</b> 2015 - UNPLATTED <b>School District</b> S008 - VERDIGRIS SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.24859889 -95.69912831					<b>Building Permits</b> <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 colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Primary Image
<p>Lot Size</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres 0</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities LAND QUALITY FLOOD ZONE</p> <p>Method</p> <p>Base Lot Value</p> <p>Factor Value</p> <p>Adjustments</p> <p>Lot Value</p>	<p>\\tsclient\C\Users\rln\Pictures\2017-05-02 05-02-17\05-02-17 023.J 5/2/2017</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,710 / 1,710
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,710
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1960 / 50

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	104.12	Total Misc Impr	+ 18,182	Roofing Adj	+ 4.40	Garage Cost	+ 0
Subfloor Adj	+ -1.15	Total RCN	= 231,847	Heat/Cool Adj	+ 11.47	Depreciation ( 57%)	- 132,153
Plumbing Adj	+ 6.11	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 99,694
Adj Base Cost	= 124.95	Lot Value	+ 99,694	Total Area	x 1,710	Indicated Value	= 99,694
Adjusted Cost	= 213,665	Value Per SqFt	58.30				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	99,694		
Lot Value			
Indicated Value	99,694	58.30	Per SqFt
Agland Value	960		
Site Improvements	37,989		
Total Value	138,643	81.08	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	5476	22x19		418	23.02		9,622
PRCH	SLAB PORCH - COVERED	5477	23x14		322	23.21		7,474
PRCH	SLAB PORCH - COVERED	5478	45		45	24.13		1,086



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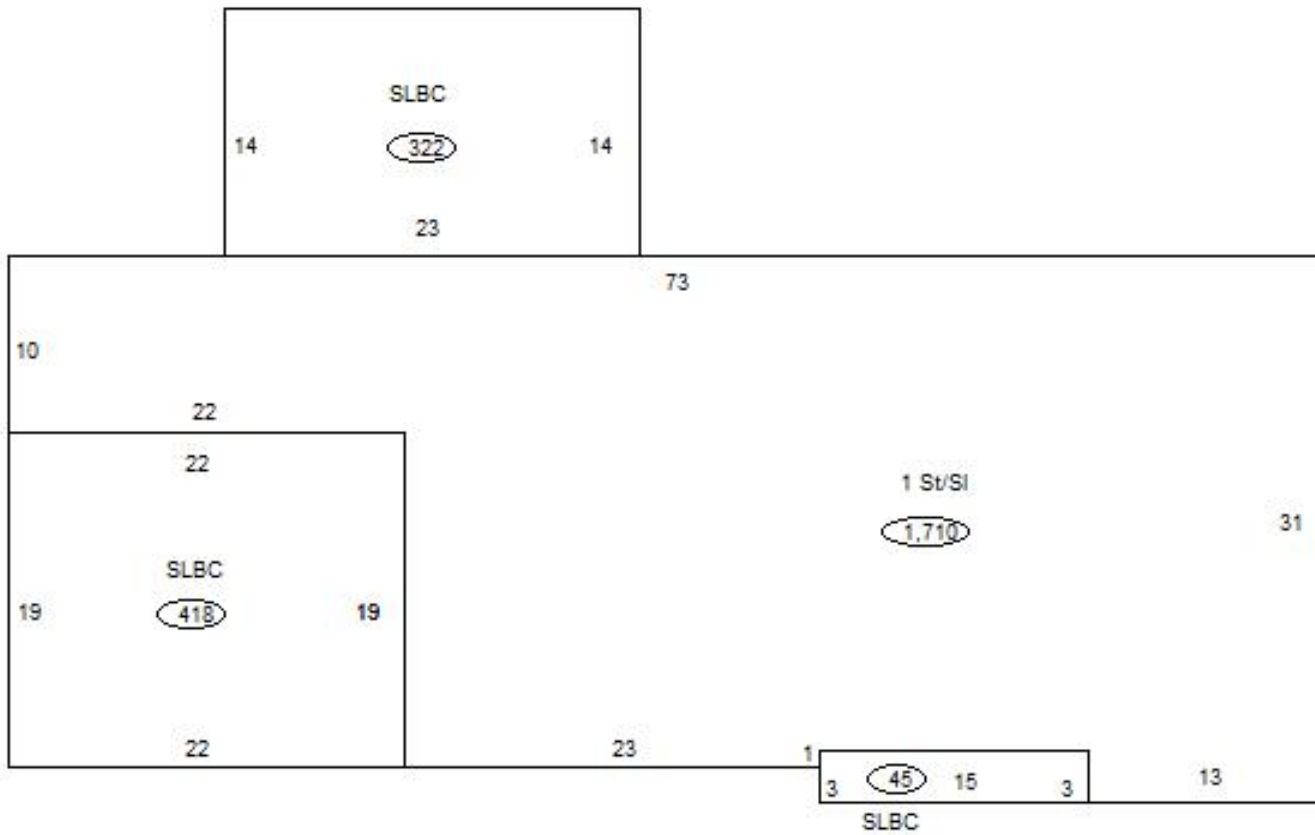
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### Sketch Image

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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	1,710	1.000	1,710
2	M	PRCH		13	SLBC	418	1.000	418
3	M	PRCH		13	SLBC	322	1.000	322
4	M	PRCH		13	SLBC	45	1.000	45
<b>Total Building Area</b>						1,710		1,710



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	15x10x6	Dirt	Galvanized Metal	150
	<b>Qual</b> 2	<b>Cond</b> 2	<b>Year</b> 2010	<b>Eff Age</b> 16		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (52% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (14.45 x 150)		2,168		2,168		1,041
	CPRV	Carport - RV	12x35x12	Concrete	Formed Metal	420
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2010	<b>Eff Age</b> 12		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (52% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (11.94 x 420)		5,015		5,015		2,407
	LOAF	Loafing Shed	50x30x10	Dirt	Formed Metal	1,500
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2009	<b>Eff Age</b> 13		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (47% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (7.12 x 1,500)		10,680		10,680		5,660
	UTIL	Utility Building	50x30x10	Concrete	Formed Metal	1,500
	<b>Qual</b> 2	<b>Cond</b> 3	<b>Year</b> 2009	<b>Eff Age</b> 13		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (45% Phys/ 0% Func)</b>		<b>RCNLD</b>
Base Cost (27.99 x 1,500)		41,985		41,985		23,092
	BNGP	Barn - General Purpose	30x30x6	Dirt	Galvanized Metal	900
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 1960	<b>Eff Age</b> 50		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (72% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (21.30 x 900)		19,170		19,170		5,368
	SHDS	Shed - Small	12x8x6	Concrete	Composition Shingle	96
	<b>Qual</b> 2	<b>Cond</b> 3	<b>Year</b> 1960	<b>Eff Age</b> 50		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (21.94 x 96)		2,106		2,106		421



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### Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CHB	CHOTEAU SILT LOAM 1-3% SL	NTV PST	80			5.000	192	192	960	960
<b>NTV PST Totals</b>						5.000			960	960
<b>Total Agland</b>						5.000			960	960