




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 16:04:30
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Assessment Data					Primary Image																																																																																																																				
Account 660002041 Parcel ID 20N15E-03-1-00000-000-0000 Cadastral ID 03-20-15-04710 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 300001 ANDERSON, BOB & M KAY TRUST 7985 E 534 RD CLAREMORE OK 74019-2351 Parcel Location Situs 07985 E 534 RD Subdivision Lot/Block / Parcel Size 5 - Acres Sec/Twn/Rng 3 / 20 / 15 / 1 Neighborhood 2015 - UNPLATTED School District S008 - VERDIGRIS SCHOOLS					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-11-03\IMG_001 11/4/2021</p>																																																																																																																				
Legal Description Lat/Long: 36.24444599 -95.69181634 S2 NE SE NE																																																																																																																									
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Lot Data		Square-Foot - NBHD 2015 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	5							
Non-Ag Acres	5.3286							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY		0					
	FLOOD ZONE		0					
Method	Square-Foot							
Base Lot Value	232,116.00 x .34 = 78,720			<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-11-03\IMG_00! 11/4/2021</p>				
Factor Value								
Adjustments	1.0000							
Lot Value	78,720							
Residential Data								
Type								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	0 / 0							
Style								
HVAC								
Roof Cover								
Area on Slab	0							
Fixture/RghIn	/							
Bed/F/H Bath	/ /							
Basement Area								
Garage Type								
Remodel								
Year/Eff Age	/							
Cost Approach		Manual : 01/2025		GRM Approach				
Base Cost	0.00	Total Misc Impr	+ 0	GRM Code				
Roofing Adj	+ 0.00	Garage Cost	+ 0	Gross Rent	0.00			
Subfloor Adj	+ 0.00	Total RCN	= 0	Indicated Value				
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0	Multiple Regression				
Plumbing Adj	+ 0.00	Lump Sums	+ 0	MRA Code				
Basement Adj	+ 0.00	RCNLD	= 0	Adusted R				
Adj Base Cost	= 0.00	Lot Value	+ 78,720	Indicated Value				
Total Area	x 0	Indicated Value	= 78,720	Direct Comparables				
Adjusted Cost	= 0	Value Per SqFt	0.00	Selection Model	1 Res			
				Adjustment Model	A2 AO Test			
				Comparables				
				Indicated Value				
				Value Reconciliation				
				Selected Approach	Cost Approach			
				Improvements				
				Lot Value	78,720			
				Indicated Value	78,720			
				Agland Value	0.00 Per SqFt			
				Site Improvements				
				Total Value	78,720 0.00 Total Value Per SqFt			
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Lot Data	
Lot Size	-
Lot Count	
Units Buildable	1
Non-Ag Acres	
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY FLOOD ZONE
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	3,002 / 3,002
Style	100% One Story
HVAC	100% Warmed & Cooled Air 1 Wall Air Conditioner
Roof Cover	1 Composition Shingle
Area on Slab	3,002
Fixture/RghIn	17 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	862 Attached Garage - Finished
Remodel	
Year/Eff Age	2010 / 12

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	

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	400,709		
Lot Value			
Indicated Value	400,709	133.48	Per SqFt
Agland Value			
Site Improvements			
Total Value	400,709	133.48	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	100.66	Total Misc Impr	+ 32,806
Roofing Adj	+ 4.37	Garage Cost	+ 32,187
Subfloor Adj	+ -2.06	Total RCN	= 435,620
Heat/Cool Adj	+ 12.64	Depreciation (12%)	- 52,274
Plumbing Adj	+ 7.85	Lump Sums	+ 17,363
Basement Adj	+ 0.00	RCNLD	= 400,709
Adj Base Cost	= 123.46	Lot Value	+ 400,709
Total Area	x 3,002	Indicated Value	= 400,709
Adjusted Cost	= 370,627	Value Per SqFt	133.48

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	ENCLOSED PORCH - SOLID WALL	5501	476		476	66.89		31,840
PRCH	SLAB PORCH - COVERED	5502	6x6		36	26.82		966
GRDT	Garage - Detached	178144	25x25		625	27.78		17,363



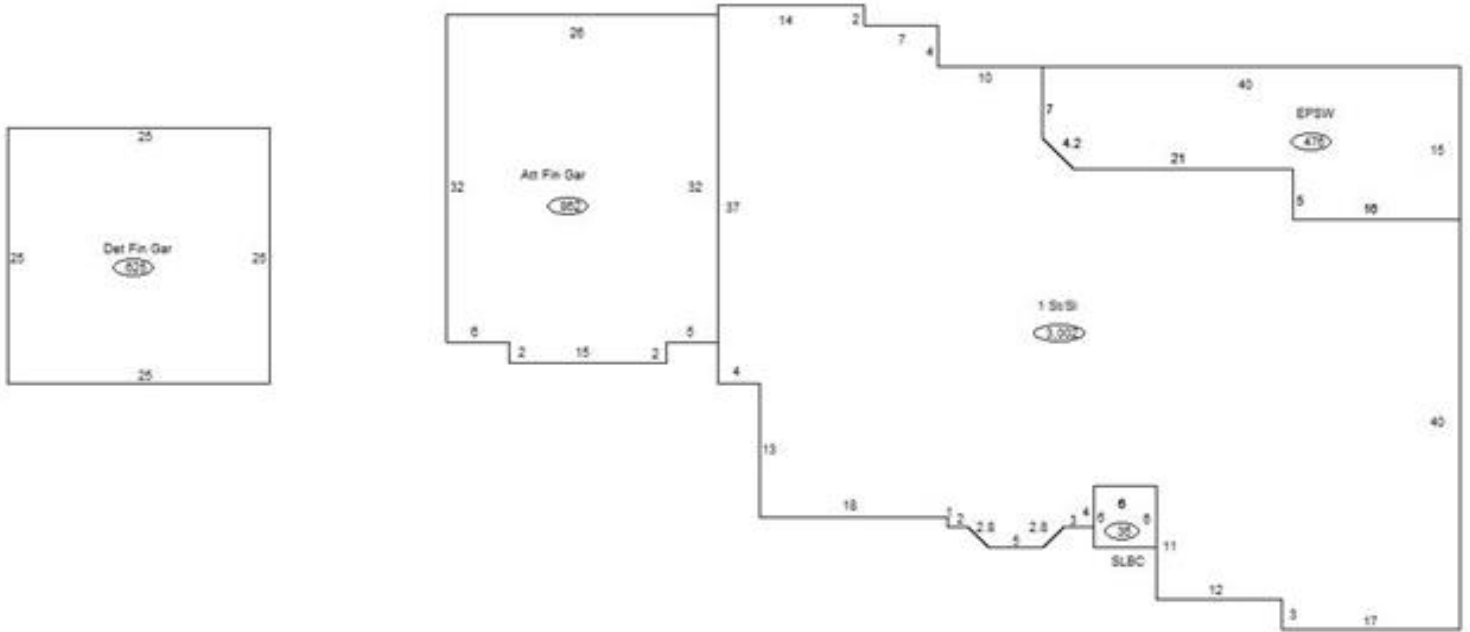
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Sketch Image

660002041



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	3,002	1.000	3,002
2	G	5		13	Att Fin Gar	862	1.000	862
3	M	EPSW		13	EPSW	476	1.000	476
4	M	PRCH		13	SLBC	36	1.000	36
5	G	6		13	Det Fin Gar	625	1.000	625
Total Building Area						3,002		3,002