




# 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> 660002043 <b>Parcel ID</b> 20N15E-03-1-00000-000-0000 <b>Cadastral ID</b> 03-20-15-04730 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 3 <b>Tax Area</b> 4 - VERDIGRIS/VERD FIRE <b>Name ID</b> 283107 ROSE, RODNEY E & DEBORAH L  PO BOX 1791 CLAREMORE OK 74018-0000  <b>Parcel Location</b> <b>Situs</b> 07677 E 534 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 10 - Acres <b>Sec/Twn/Rng</b> 3 / 20 / 15 / 1 <b>Neighborhood</b> 2015 - UNPLATTED <b>School District</b> S008 - VERDIGRIS SCHOOLS					 <p>\\tsclient\C\Users\rln\Pictures\2017-05-04 05-04-17\05-04-17 021.J 5/4/2017</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.24489728 -95.69743695																																																																																																																									
<b>Legal Description</b> W2 NE SW NE & NW SW NE LESS W2 OF NW SW NE					<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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 10 <b>Non-Ag Acres</b> 10.4225 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 FLOOD ZONE 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 454,006.00 x .30 = 134,193 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 134,193		 <p>\\tsclient\C\Users\rln\Pictures\2017-05-04 05-04-17\05-04-17 021.J 5/4/2017</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	4 - Good
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	90% Veneer, Masonry 10% Frame, Siding, Wood
<b>Base/Total Area</b>	2,193 / 2,193
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air 1 Wall Air Conditioner
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	8 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	728 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1969 / 34

### GRM Approach

<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

### Multiple Regression

<b>MRA Code</b>	1 Test
<b>Adjusted R</b>	0.8445
<b>Indicated Value</b>	269,932 123.09 Per SqFt

### Direct Comparables

<b>Selection Model</b>	1 Res
<b>Adjustment Model</b>	A2 AO Test
<b>Comparables</b>	
<b>Indicated Value</b>	

### Value Reconciliation

<b>Selected Approach</b>	Cost Approach
<b>Improvements</b>	163,968
<b>Lot Value</b>	134,193
<b>Indicated Value</b>	298,161 135.96 Per SqFt
<b>Agland Value</b>	
<b>Site Improvements</b>	53,494
<b>Total Value</b>	351,655 160.35 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
<b>Base Cost</b>	97.73	<b>Total Misc Impr</b>	+ 12,671
<b>Roofing Adj</b>	+ 4.17	<b>Garage Cost</b>	+ 18,680
<b>Subfloor Adj</b>	+ 1.09	<b>Total RCN</b>	= 292,800
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 44%)</b>	- 128,832
<b>Plumbing Adj</b>	+ 4.76	<b>Lump Sums</b>	+ 0
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 163,968
<b>Adj Base Cost</b>	= 119.22	<b>Lot Value</b>	+ 134,193
<b>Total Area</b>	x 2,193	<b>Indicated Value</b>	= 298,161
<b>Adjusted Cost</b>	= 261,449	<b>Value Per SqFt</b>	135.96

### 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	5509	12x10		120	23.88		2,866
PRCH	SLAB PORCH - COVERED	5510	35x4		140	23.80		3,332
PATO	SLAB PORCH - OPEN	5511	13x10		130	10.59		1,377



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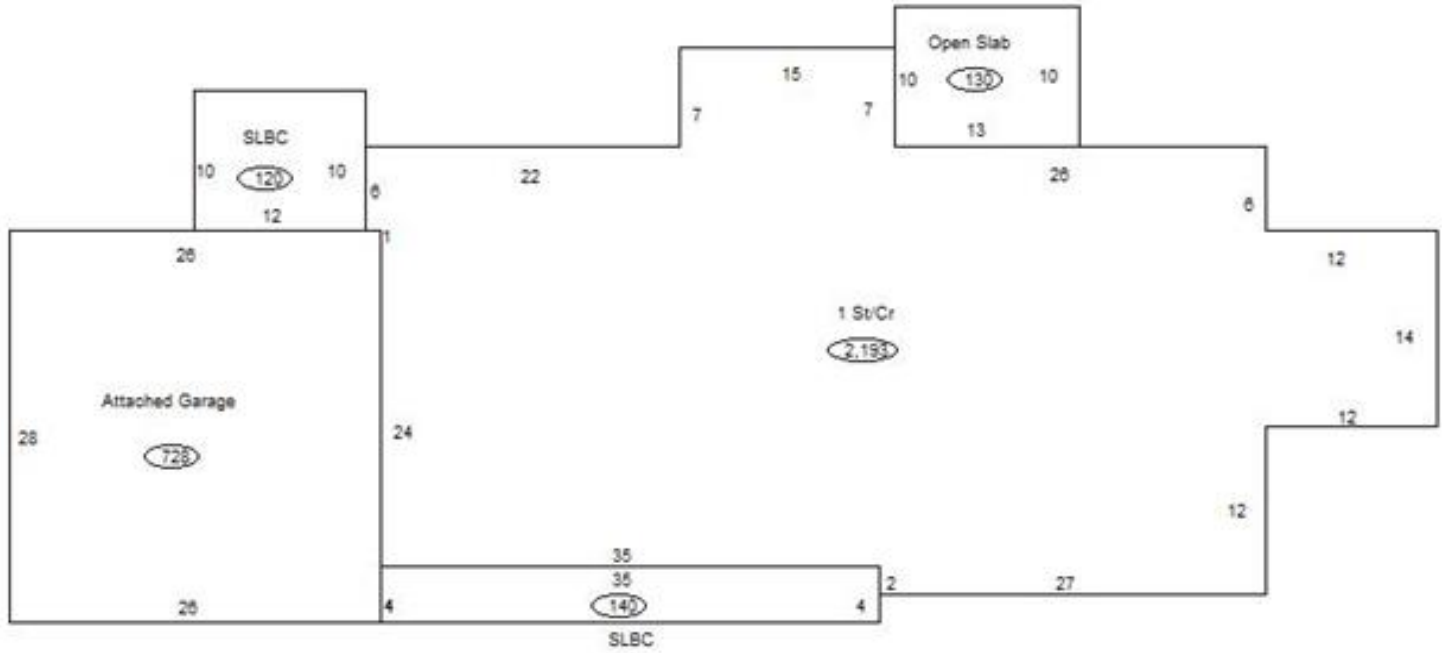
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	2,193	1.000	2,193
2	G	1		13	Attached Garage	728	1.000	728
3	M	PRCH		13	SLBC	120	1.000	120
4	M	PRCH		13	SLBC	140	1.000	140
5	M	PATO		13	Open Slab	130	1.000	130
<b>Total Building Area</b>						<b>2,193</b>		<b>2,193</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	12x30x8	Plank	Formed Metal	360
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2023	<b>Eff Age</b> 2		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (3% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (32.68 x 360)		11,765		11,765	353	11,412
	SHDS	Shed - Small	8x12x8	Plank	Formed Metal	96
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2023	<b>Eff Age</b> 2		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (28.83 x 96)		2,768		2,768	277	2,491
	SHDS	Shed - Small	12x15x8	Plank	Formed Metal	180
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2023	<b>Eff Age</b> 2		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (24.98 x 180)		4,496		4,496	450	4,046
	PCPT	Carport - Portable	20x20x10	Dirt	Formed Metal	400
	<b>Qual</b> 4	<b>Cond</b> 3	<b>Year</b> 2017	<b>Eff Age</b> 7		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (28% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (5.97 x 400)		2,388		2,388	669	1,719
	SHDS	Shed - Small	10x18x8	Plank	Formed Metal	180
	<b>Qual</b> 2	<b>Cond</b> 2	<b>Year</b> 2017	<b>Eff Age</b> 9		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (40% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (19.87 x 180)		3,577		3,577	1,431	2,146
	UTIL	Utility Building	30x40x8	Concrete	Formed Metal	1,200
	<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 (28% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (29.55 x 1,200)		35,460		35,460	9,929	25,531
	BNGP	Barn - General Purpose	30x20x6	Dirt	Galvanized Metal	600
	<b>Qual</b> 2	<b>Cond</b> 1	<b>Year</b> 2002	<b>Eff Age</b> 34		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (60% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (19.84 x 600)		11,904		11,904	7,142	4,762



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	20x12x8	Plank	Composition Shingle	240
	Qual 3	Cond 1	Year 2002	Eff Age 34		

Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (23.18 x 240)	5,563		5,563	4,450	1,113

	LOAF	Loafing Shed	12x12x8	Dirt	Galvanized Metal	144
	Qual 1	Cond 2	Year 2002	Eff Age 24		

Valuation Summary		Modifier Total	RCN	Depr (66% Phys/ % Func)	RCNLD
Base Cost (5.60 x 144)	806		806	532	274