




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 05:31:24  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660002044 <b>Parcel ID</b> 20N15E-03-1-00000-000-0000 <b>Cadastral ID</b> 03-20-15-04740 <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> 160754 LENARD, DEAN E &  SHIRLEY TRUSTEES 7606 E 534 RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 07606 E 534 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					 <p>\\tsclient\C\Users\rln\Pictures\2017-05-04 05-04-17\05-04-17 027.J 5/5/2017</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.24309501 -95.69912408 W2 SW SW NE																																																																																																																									
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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> 5 <b>Non-Ag Acres</b> 4.8963 <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> 213,283.00 x .35 = 74,012 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 74,012		 <p>\\tsclient\C\Users\rln\Pictures\2017-05-04 05-04-17\05-04-17 027.J 5/5/2017</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	75% Veneer, Masonry 25% Frame, Siding, Vinyl
<b>Base/Total Area</b>	1,931 / 1,931
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,931
<b>Fixture/RghIn</b>	7 /
<b>Bed/F/H Bath</b>	3 / 1.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	652 Attached Garage - Finished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1984 / 32

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	100.84	<b>Total Misc Impr</b>	+ 33,031				
<b>Roofing Adj</b>	+ 4.50	<b>Garage Cost</b>	+ 24,691				
<b>Subfloor Adj</b>	+ -2.14	<b>Total RCN</b>	= 291,566				
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 40%)</b>	- 116,626				
<b>Plumbing Adj</b>	+ 5.26	<b>Lump Sums</b>	+ 25,388				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 200,328				
<b>Adj Base Cost</b>	= 121.10	<b>Lot Value</b>	+ 74,012				
<b>Total Area</b>	x 1,931	<b>Indicated Value</b>	= 274,340				
<b>Adjusted Cost</b>	= 233,844	<b>Value Per SqFt</b>	142.07				

### 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>Adusted R</b>	0.8445
<b>Indicated Value</b>	239,745 124.16 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>	200,328
<b>Lot Value</b>	74,012
<b>Indicated Value</b>	274,340 142.07 Per SqFt
<b>Agland Value</b>	
<b>Site Improvements</b>	8,711
<b>Total Value</b>	283,051 146.58 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	5,615.40		5,615
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	5514	28x10		280	26.05		7,294
EPSW	ENCLOSED PORCH - SOLID WALL	5515	21x10		210	69.08		14,507
WODO	WOOD DECK - OPEN	5516	36x16		576	16.94	45%	5,367
GRDT	Garage - Detached	178109	735		735	27.24		20,021



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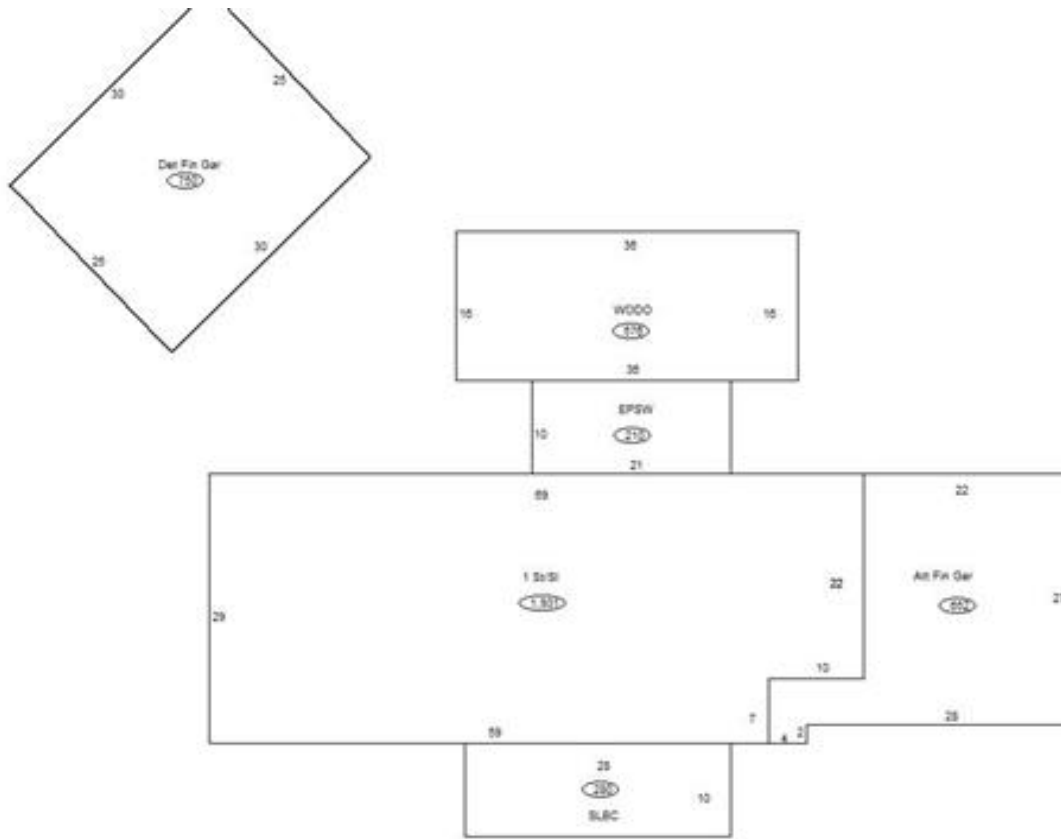
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Sketch Image

660002044



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,931	1.000	1,931
2	G	5		13	Att Fin Gar	652	1.000	652
3	M	PRCH		13	SLBC	280	1.000	280
4	M	EPSW		13	EPSW	210	1.000	210
5	M	WODO		13	WODO	576	1.000	576
6	G	6		13	Det Fin Gar	750	1.000	750
<b>Total Building Area</b>						<b>1,931</b>		<b>1,931</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - General Purpose	16x20x8	Concrete	Formed Metal	320
	Qual	3	Cond 3	Year 2009	Eff Age 13	
	<b>Valuation Summary</b> Base Cost (26.84 x 320) 8,589		<b>Modifier Total</b> RCN 8,589 Depr (28% Phys/ % Func) 2,405 RCNLD 6,184			
	LNT0	Lean To - Attached	10x30x8	Dirt	Composition Shingle	300
	Qual	3	Cond 3	Year 2009	Eff Age 13	
	<b>Valuation Summary</b> Base Cost (9.85 x 300) 2,955		<b>Modifier Total</b> RCN 2,955 Depr (54% Phys/ % Func) 1,596 RCNLD 1,359			
	LT	Carport - Portable	20x20x10	Dirt		400
	Qual	3	Cond 3	Year 2009	Eff Age	
	<b>Valuation Summary</b> Base Cost (2.92 x 400) 1,168		<b>Modifier Total</b> RCN 1,168 Depr (0% Phys/ % Func) RCNLD 1,168			