




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image				
Account	660002050				 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-11-03\IMG_00' 11/3/2021</p>				
Parcel ID	20N15E-03-1-00000-000-0000								
Cadastral ID	03-20-15-04800								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 3							
Tax Area	4 - VERDIGRIS/VERD FIRE								
Name ID	256591								
NICHOLSON, ELIZABETH M									
7696 E 534 RD CLAREMORE OK 74017-0000									
Parcel Location									
Situs	07696 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								
Legal Description Lat/Long: 36.24309211 -95.69686486									
Building Permits									
W2 SE SW NE									
Number	Description	Opened	Closed	Amount					
R21 000296	R22- NEW 40X60 DTCH ACC BLDG	08/2021	01/2022	50,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
926/763	SMITH, LENLEY M	08/26/1993	72,000	Yes					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	
Remove Cap	0	Land Value 72,606	68,635	11%	7,550	Assessed	18,473	1,923.63	
Year Frozen	0	Improvements 141,115	99,299		10,923	Penalty	0		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-88.00	
TIF Project ID	0	Total Value 213,721	167,934		18,473	Total Taxable	17,473	1,836.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660002050	NICHOLSON, ELIZABETH M	4	189,790	1000	16,935	1,780.00		
2024	2024-660002050	NICHOLSON, ELIZABETH M	4	205,351	1000	16,412	1,583.00		
2023	2023-660002050	NICHOLSON, ELIZABETH M	4	173,530	1000	15,905	1,512.00		
2022	2022-660002050	NICHOLSON, ELIZABETH M	4	173,530	1000	15,413	1,492.00		
2021	2021-660002050	NICHOLSON, ELIZABETH M	4	128,064	1000	10,962	1,036.00		
2020	2020-660002050	NICHOLSON, ELIZABETH M	4	128,661	1000	10,614	1,006.00		
2019	2019-660002050	NICHOLSON, ELIZABETH M	4	116,987	1000	10,276	989.00		
2018	2018-660002050	NICHOLSON, ELIZABETH M	4	117,197	1000	9,947	958.00		
2017	2017-660002050	NICHOLSON, ELIZABETH M	4	116,410	1000	9,628	930.00		
2016	2016-660002050	NICHOLSON, ELIZABETH M	4	114,388	1000	9,319	903.00		
2015	2015-660002050	NICHOLSON, ELIZABETH M	4	116,423	1000	9,018	881.00		
2014	2014-660002050	NICHOLSON, ELIZABETH M	4	118,807	1000	8,727	808.00		
2013	2013-660002050	NICHOLSON, ELIZABETH M	4	117,375	1000	8,443	809.00		




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Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
Lot Size Lot Count Units Buildable 5 Non-Ag Acres 4.7673 Topography Street Access Utilities Amenities LAND QUALITY 0 FLOOD ZONE 0 Method Square-Foot Base Lot Value 207,661.00 x .35 = 72,606 Factor Value Adjustments 1.0000 Lot Value 72,606		 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-11-03\IMG_00 11/3/2021</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,311 / 1,311
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,311
Fixture/RghIn	7 /
Bed/F/H Bath	2 / 1.5 /
Basement Area	
Garage Type	576 Detached Garage - Unfinished
Remodel	
Year/Eff Age	1960 / 50

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	190,854	145.58	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	86.02	Total Misc Impr	+	29,770	
Roofing Adj	+ 3.91	Garage Cost	+	14,757	
Subfloor Adj	+ 0.00	Total RCN	=	184,214	
Heat/Cool Adj	+ 10.30	Depreciation (59%)	-	108,686	
Plumbing Adj	+ 6.32	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	75,528	
Adj Base Cost	= 106.55	Lot Value	+	72,606	
Total Area	x 1,311	Indicated Value	=	148,134	
Adjusted Cost	= 139,687	Value Per SqFt		112.99	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	75,528		
Lot Value	72,606		
Indicated Value	148,134	112.99	Per SqFt
Agland Value			
Site Improvements	65,587		
Total Value	213,721	163.02	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	5536	20x12		240	20.54		4,930
EPSW	ENCLOSED PORCH - SOLID WALL	5537	20x14		280	53.68		15,030
EPSW	ENCLOSED PORCH - SOLID WALL	5538	18x10		180	54.50		9,810



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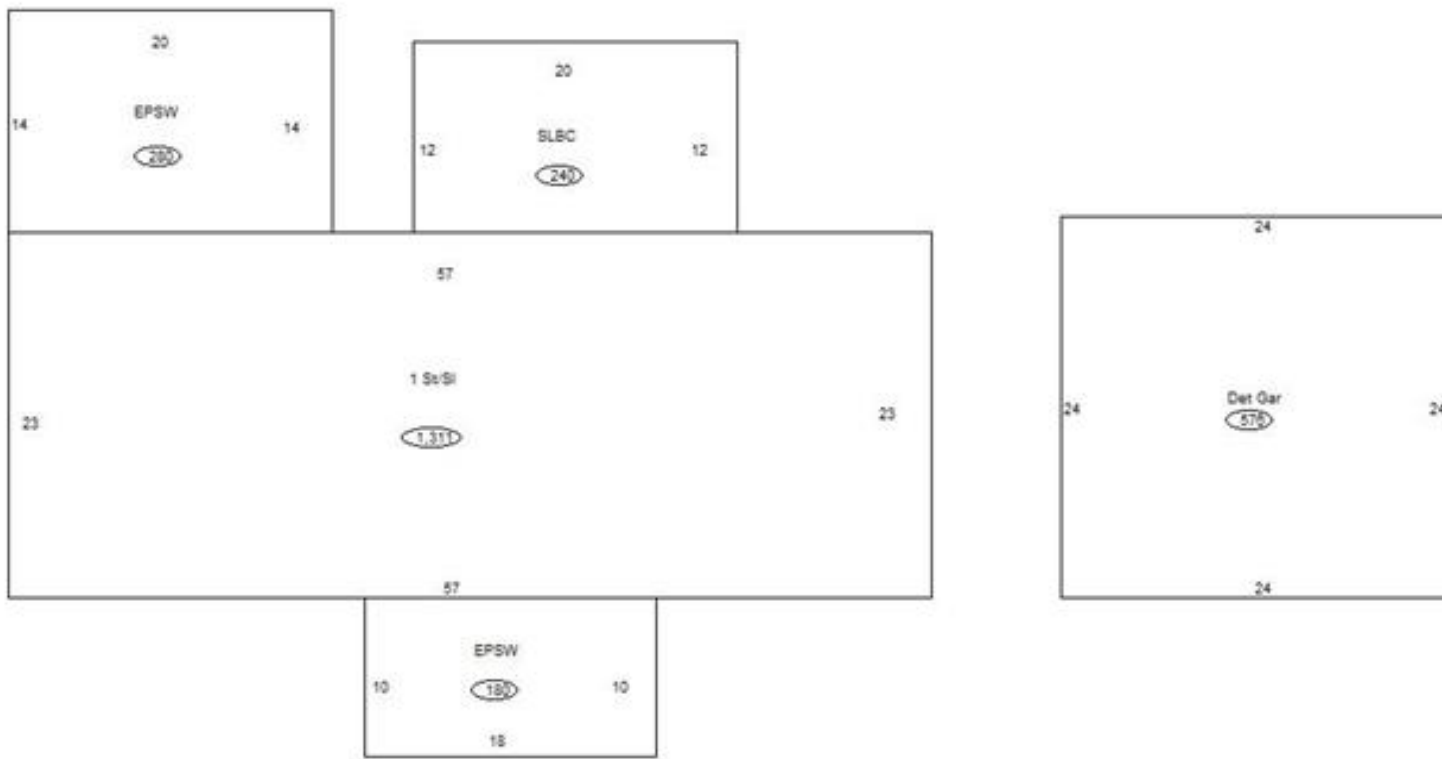
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Sketch Image

660002050



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,311	1.000	1,311
2	M	PRCH		10	SLBC	240	1.000	240
3	M	EPSW		10	EPSW	280	1.000	280
4	M	EPSW		10	EPSW	180	1.000	180
5	G	2		10	Det Gar	576	1.000	576
Total Building Area						1,311		1,311



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	Utility Building	60x40x12	Concrete	Formed Metal	2,400	
	Qual 3	Cond 3	Year 2021	Eff Age 4			
	Valuation Summary		Modifier Total	RCN	Depr (7% Phys/ % Func)	RCNLD	
		Base Cost (26.64 x 2,400)	63,936		63,936	4,476	59,460
	LNT0	Lean To - Attached	40x16x6	Dirt	Composition Shingle	640	
	Qual 3	Cond 3	Year 2021	Eff Age 4			
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD	
		Base Cost (8.66 x 640)	5,542		5,542	1,386	4,156
	SHDS	Shed - Small	12x8x6	Plank	Formed Metal	96	
	Qual 2	Cond 2	Year 1992	Eff Age 34			
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (23.44 x 96)	2,250		2,250	1,800	450
	SHDS	Shed - Small	12x10x6	Concrete	Composition Shingle	120	
	Qual 3	Cond 2	Year 1992	Eff Age 34			
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (24.78 x 120)	2,974		2,974	2,379	595
	SHDS	Shed - Small	12x16x10	Dirt	Galvanized Metal	192	
	Qual 2	Cond 2	Year 1960	Eff Age 66			
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (12.99 x 192)	2,494		2,494	1,995	499
	SHDS	Shed - Small	10x10x6	Concrete	Composition Shingle	100	
	Qual 2	Cond 3	Year 1960	Eff Age 50			
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (21.36 x 100)	2,136		2,136	1,709	427