




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 17:27:42  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660002056 <b>Parcel ID</b> 000000-00-0-00621-001-0004 <b>Cadastral ID</b> 03-20-15-04860 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 3 <b>Tax Area</b> 4 - VERDIGRIS/VERD FIRE <b>Name ID</b> 173744 ROSS, ERNEST LEE &  DONNA SUE TRUST 7988 E WILLOW RD CLAREMORE OK 74019-0000					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-10-19\IMG_001 10/26/2021</p>																																																																																																																				
<b>Parcel Location</b> <b>Situs</b> 07988 E WILLOW RD <b>Subdivision</b> PORT ESTATES ONE <b>Lot/Block</b> 0004 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 3 / 20 / 15 / 5 <b>Neighborhood</b> 1046 - R-V03-SW VERDIGRIS <b>School District</b> S008 - VERDIGRIS SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.23607356 -95.69150681 LOT 4 BLOCK 1 PORT ESTATES ONE					<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 1046 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 10000 <b>Non-Ag Acres</b> 0.8987 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> 0  <b>Method</b> Square-Foot <b>Base Lot Value</b> 39,147.00 x .75 = 29,360 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 29,360		<p>\\tsclient\C\Users\rln\Pictures\2017-04-25 04-25-17\04-25-17 070.J 4/26/2017</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	80% Veneer, Masonry 20% Frame, Siding, Vinyl
<b>Base/Total Area</b>	1,575 / 1,575
<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>	1,575
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	440 Attached Garage - Finished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1976 / 38

Cost Approach		Manual : 01/2025	
<b>Base Cost</b>	96.39	<b>Total Misc Impr</b>	+ 10,067
<b>Roofing Adj</b>	+ 4.02	<b>Garage Cost</b>	+ 13,297
<b>Subfloor Adj</b>	+ 0.00	<b>Total RCN</b>	= 210,380
<b>Heat/Cool Adj</b>	+ 10.30	<b>Depreciation ( 49%)</b>	- 103,086
<b>Plumbing Adj</b>	+ 8.03	<b>Lump Sums</b>	+ 20,772
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 128,066
<b>Adj Base Cost</b>	= 118.74	<b>Lot Value</b>	+ 29,360
<b>Total Area</b>	x 1,575	<b>Indicated Value</b>	= 157,426
<b>Adjusted Cost</b>	= 187,016	<b>Value Per SqFt</b>	99.95

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>	156,416	99.31	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	6		
<b>Indicated Value</b>	158,010		Per SqFt

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	128,066		
<b>Lot Value</b>	29,360		
<b>Indicated Value</b>	157,426	99.95	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	16,786		
<b>Total Value</b>	174,212	110.61	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	4,576.55		4,577
SHLT	STORM SHELTER	0		1	2022	0.00		
PRCH	SLAB PORCH - COVERED	5558	17x7		119	20.92		2,489
PRCH	Porch	5560	12x12		144	20.84		3,001
GRDT	Garage - Detached	178891	40x30		1,200	17.31		20,772



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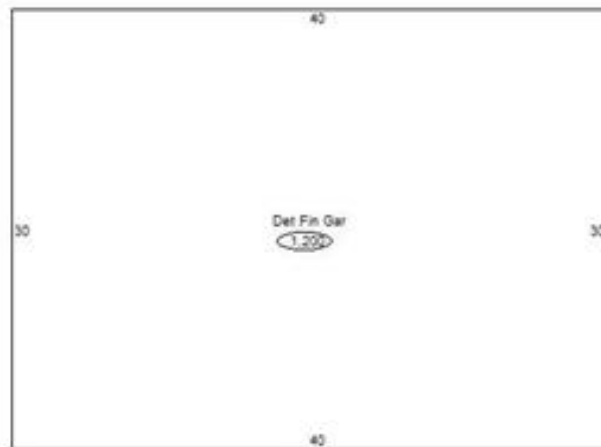
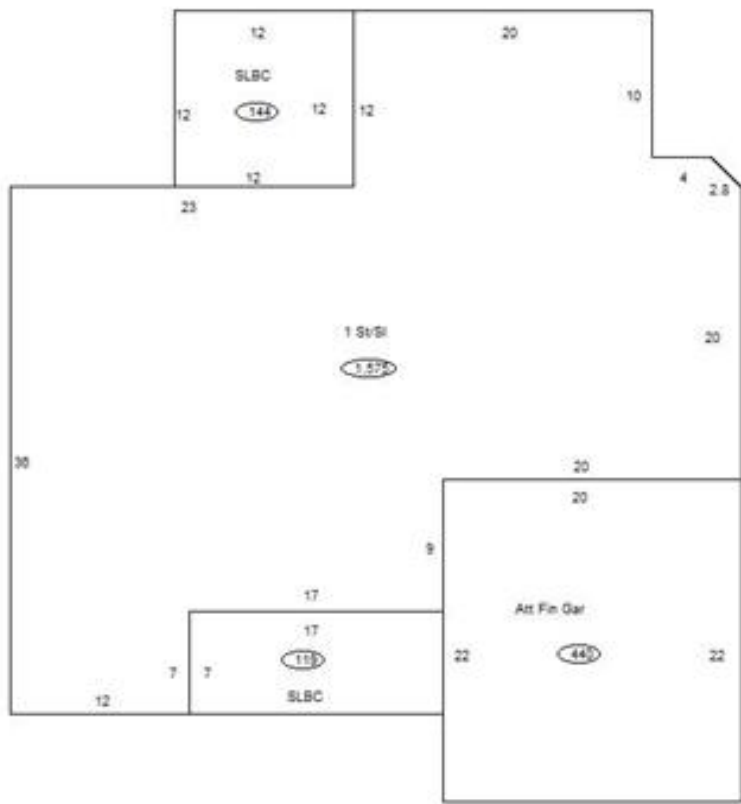
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### Sketch Image

660002056



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	5		10	Att Fin Gar	440	1.000	440
2	M	PRCH		10	SLBC	119	1.000	119
3	R	1	Slab	10	1 St/SI	1,575	1.000	1,575
4	M	PRCH		10	SLBC	144	1.000	144
5	G	6		10	Det Fin Gar	1,200	1.000	1,200
<b>Total Building Area</b>						<b>1,575</b>		<b>1,575</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
SHDS	Shed - Small		8x10x6	Plank	Composition Shingle	80
<b>Qual</b>	2	<b>Cond</b> 2	<b>Year</b> 2023	<b>Eff Age</b> 3		

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (14% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (24.87 x 80)	1,990		1,990	279	1,711

BNGP	Barn - General Purpose		20x30x16	Concrete	Formed Metal	600
<b>Qual</b>	3	<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 (13% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (28.88 x 600)	17,328		17,328	2,253	15,075