




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 06:28:08  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660002059 <b>Parcel ID</b> 000000-00-0-00621-002-0003 <b>Cadastral ID</b> 03-20-15-04890 <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> 173844 WILLIAMS, TONY B &  BRENDA LEA 7825 E 540 RD CLAREMORE OK 74019-0000					 <p>\\tsclient\C\Users\rln\Pictures\2017-04-19 04-19-17\04-19-17 085.J 4/20/2017</p>																																																																																																																				
<b>Parcel Location</b> <b>Situs</b> 07825 E 540 RD <b>Subdivision</b> PORT ESTATES ONE <b>Lot/Block</b> 0003 / 0002 <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: 36.23534580 -95.69381529 LOT 3 BLOCK 2 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
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0865	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	47,328.00 x .72 = 33,989	
Factor Value		
Adjustments	1.0000	
Lot Value	33,989	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	1,326 / 1,326
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,326
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	572 Attached Garage - Finished
Remodel	
Year/Eff Age	1975 / 38

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	175,912 132.66 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	170,020 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	101.83	Total Misc Impr	+ 8,773	Roofing Adj	+ 4.35	Garage Cost	+ 19,093
Subfloor Adj	+ -1.15	Total RCN	= 192,781	Heat/Cool Adj	+ 11.47	Depreciation ( 47%)	- 90,607
Plumbing Adj	+ 7.87	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 102,174
Adj Base Cost	= 124.37	Lot Value	+ 33,989	Total Area	x 1,326	Indicated Value	= 136,163
		Value Per SqFt	102.69	Adjusted Cost	= 164,915		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	102,174		
Lot Value	33,989		
Indicated Value	136,163	102.69	Per SqFt
Agland Value			
Site Improvements	21,343		
Total Value	157,506	118.78	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	5571	25x4		100	23.95		2,395
PATO	SLAB PORCH - OPEN	5572	12x10		120	10.68		1,282



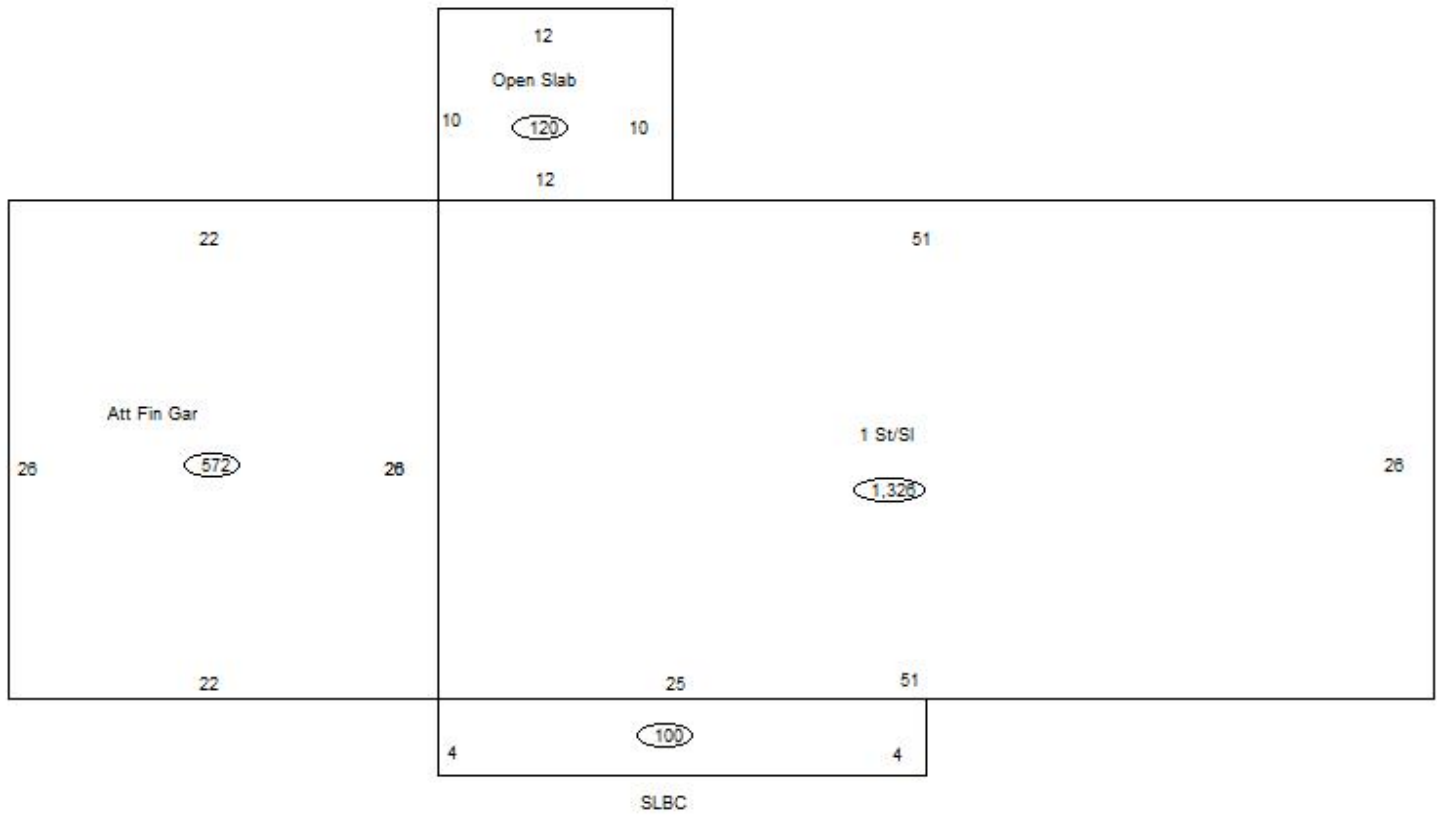
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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,326	1.000	1,326
2	G	5		10	Att Fin Gar	572	1.000	572
3	M	PRCH		10	SLBC	100	1.000	100
4	M	PATO		10	Open Slab	120	1.000	120
<b>Total Building Area</b>						1,326		1,326



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	25x30x8	Concrete	Formed Metal	750
	Qual 2	Cond 2	Year 2022	Eff Age 4		

Valuation Summary	Modifier Total	RCN	Depr (7% Phys/ % Func)	RCNLD
Base Cost (30.60 x 750)	22,950	22,950	1,607	21,343