



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 07:05:37
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Assessment Data					Primary Image																																																																																																																				
Account 660002060 Parcel ID 000000-00-0-00621-002-0004 Cadastral ID 03-20-15-04900 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 336391 COFFEY, CATHY A 7783 E 540 RD CLAREMORE OK 74019-0000 Parcel Location Situs 07783 E 540 RD Subdivision PORT ESTATES ONE Lot/Block 0004 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 3 / 20 / 15 / 5 Neighborhood 1046 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>\\tsclient\C\Users\rln\Pictures\2017-04-19 04-19-17\04-19-17 084.J 4/20/2017</p>																																																																																																																				
Legal Description Lot/Long: 36.23534138 -95.69436616 LOT 4 BLOCK 2 PORT ESTATES ONE																																																																																																																									
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Lot Data	Square-Foot - NBHD 1046 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0932	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	47,621.00 x .72 = 34,091	
Factor Value		
Adjustments	1.0000	
Lot Value	34,091	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	2,346 / 2,346
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,346
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	506 Attached Garage - Finished
Remodel	
Year/Eff Age	1976 / 38



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	243,006	103.58	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	243,580 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	95.97	Total Misc Impr	+ 17,970				
Roofing Adj	+ 4.13	Garage Cost	+ 17,361				
Subfloor Adj	+ -1.09	Total RCN	= 312,229				
Heat/Cool Adj	+ 11.47	Depreciation (47%)	- 146,748				
Plumbing Adj	+ 7.55	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 165,481				
Adj Base Cost	= 118.03	Lot Value	+ 34,091				
Total Area	x 2,346	Indicated Value	= 199,572				
Adjusted Cost	= 276,898	Value Per SqFt	85.07				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	165,481		
Lot Value	34,091		
Indicated Value	199,572	85.07	Per SqFt
Agland Value			
Site Improvements	30,856		
Total Value	230,428	98.22	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	5575	15x4		60	24.08		1,445
PATO	SLAB PORCH - OPEN	5576	32x10		320	8.34		2,669
EPSW	ENCLOSED PORCH - SOLID WALL	5577	14x10		140	62.57		8,760



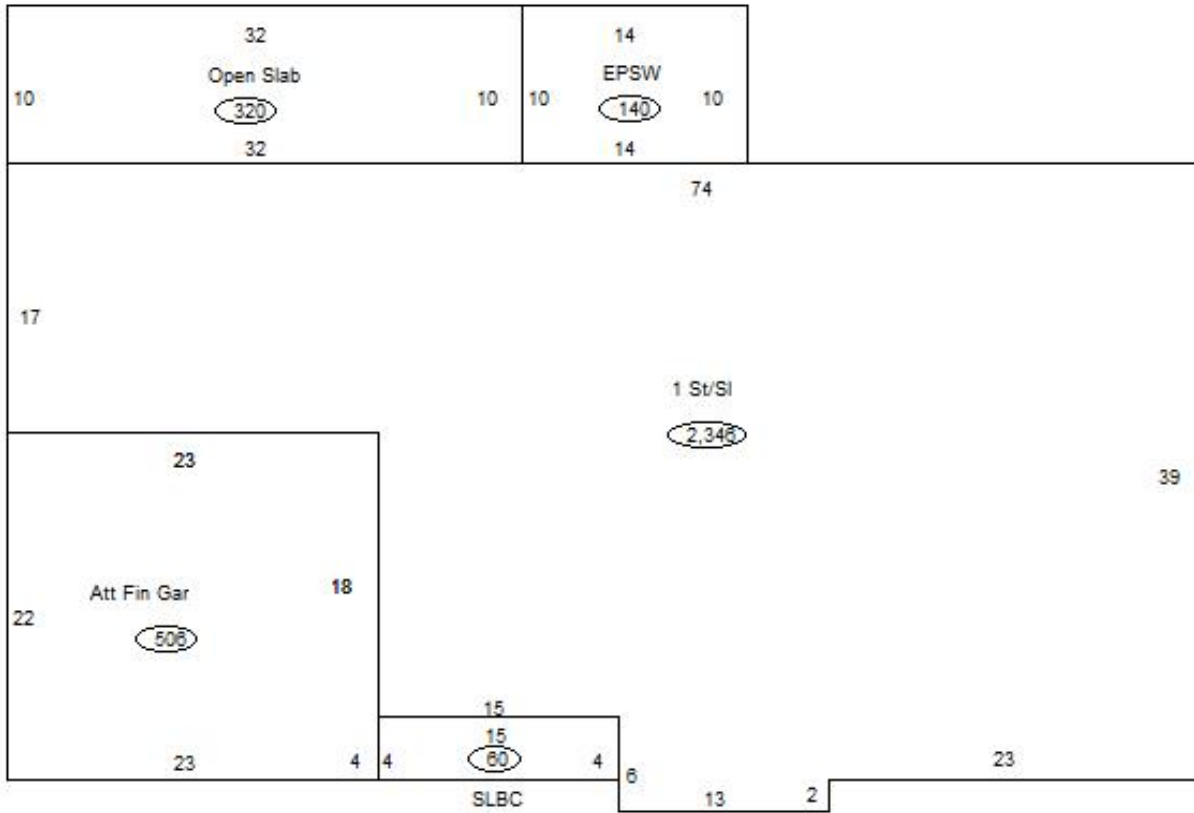
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,346	1.000	2,346
2	G	5		13	Att Fin Gar	506	1.000	506
3	M	PRCH		13	SLBC	60	1.000	60
4	M	PATO		13	Open Slab	320	1.000	320
5	M	EPSW		13	EPSW	140	1.000	140
Total Building Area						2,346		2,346



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LNTO	Lean To - Attached	16x6x6	Dirt	Composition Shingle	96
Qual	3	Cond 3	Year 2023	Eff Age 2		
Valuation Summary		Modifier Total	RCN	Depr (12% Phys/ % Func)		RCNLD
Base Cost (9.85 x 96)		946		946	114	832
	PCPT	Carport - Portable	20x20x10	Concrete	Formed Metal	400
Qual	3	Cond 3	Year 2023	Eff Age 2		
Valuation Summary		Modifier Total	RCN	Depr (7% Phys/ % Func)		RCNLD
Base Cost (5.60 x 400)		2,240		2,240	157	2,083
	SHDS	Shed - Small	16x12x8	Plank	Composition Shingle	192
Qual	4	Cond 3	Year 2023	Eff Age 2		
Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)		RCNLD
Base Cost (25.66 x 192)		4,927		4,927	493	4,434
	BNGP	Barn - General Purpose	40x70x12	Concrete	Galvanized Metal	2,800
Qual	2	Cond 2	Year 1976	Eff Age 50		
Valuation Summary		Modifier Total	RCN	Depr (72% Phys/ % Func)		RCNLD
Base Cost (20.85 x 2,800)		58,380		58,380	42,034	16,346
	SPLG	Swimming Pool - In Ground	0x0x0			728
Qual	3	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (49.18 x 728)		35,803		35,803	28,642	7,161

