



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 13:22:05
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660002061 Parcel ID 000000-00-0-00621-002-0005 Cadastral ID 03-20-15-04910 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 Subdivision PORT ESTATES ONE Lot/Block 0005 / 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\04-19-17 083.J 4/20/2017</p>																																																																																																																				
Legal Description Lot/Long: 36.23533386 -95.69492313 LOT 5 BLOCK 2 PORT ESTATES ONE																																																																																																																									
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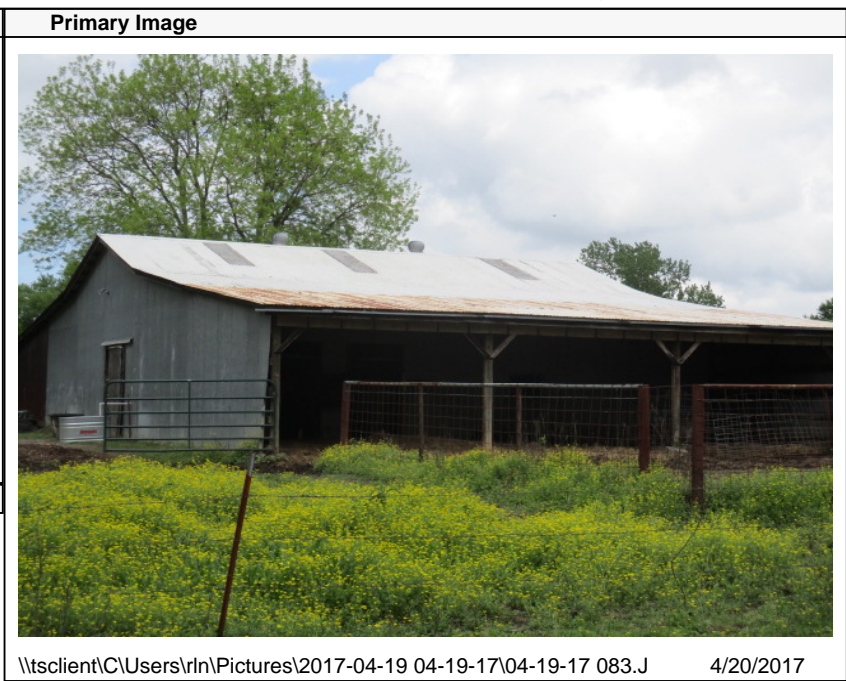
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Lot Data		Square-Foot - NBHD 1046 #1	
Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres	1.1259		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	49,043.00 x .71 = 34,589		
Factor Value			
Adjustments	1.0000		
Lot Value	34,589		



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Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	
Lot Value	34,589
Indicated Value	34,589
Agland Value	0.00 Per SqFt
Site Improvements	6,345
Total Value	40,934 0.00 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 34,589
Total Area	x	Indicated Value	= 34,589
Adjusted Cost	= 0	Value Per SqFt	0.00

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			3,000
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (8.46 x 3,000) 25,380		Modifier Total		RCN	Depr (75% Phys/ % Func)
	PCPT	Carport - Portable (NO PHOTO/CMRA PROB)	0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary Base Cost (4.61 x)		Modifier Total		RCN	Depr (100% Phys/ % Func) RCNLD
	STF	STG FAIR (NO PHOTO/CMRA PROB)	0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary Base Cost (4.68 x)		Modifier Total		RCN	Depr (100% Phys/ % Func) RCNLD