



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660002062 Parcel ID 000000-00-0-00621-002-0006 Cadastral ID 03-20-15-04920 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 297048 BRASHER, CONSETTI M TRUSTEE 7798 E WILLOW RD CLAREMORE OK 74019-0000 Parcel Location Situs 07798 E WILLOW RD Subdivision PORT ESTATES ONE Lot/Block 0006 / 0002 Parcel Size .5 - 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\04-19-17 094.J 4/20/2017</p>																																																																																																																				
Legal Description Lat/Long: 36.23610170 -95.69436801 E/2 LOT 6 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	1.057	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	46,041.00 x .73 = 33,538	
Factor Value		
Adjustments	1.0000	
Lot Value	33,538	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,363 / 2,363
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,363
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	616 Attached Garage - Finished
Remodel	
Year/Eff Age	2008 / 14



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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	327,983	138.80	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	135,310		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	109.49	Total Misc Impr	+	14,071			
Roofing Adj	+ 5.20	Garage Cost	+	29,365			
Subfloor Adj	+ -3.40	Total RCN	=	362,984			
Heat/Cool Adj	+ 14.47	Depreciation (14%)	-	50,818			
Plumbing Adj	+ 9.47	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	312,166			
Adj Base Cost	= 135.23	Lot Value	+	33,538			
Total Area	x 2,363	Indicated Value	=	345,704			
Adjusted Cost	= 319,548	Value Per SqFt		146.30			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	312,166		
Lot Value	33,538		
Indicated Value	345,704	146.30	Per SqFt
Agland Value			
Site Improvements	10,549		
Total Value	356,253	150.76	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	5580		161	161	28.96		4,663
PRCH	SLAB PORCH - COVERED	5581		102	102	29.20		2,978



Rogers

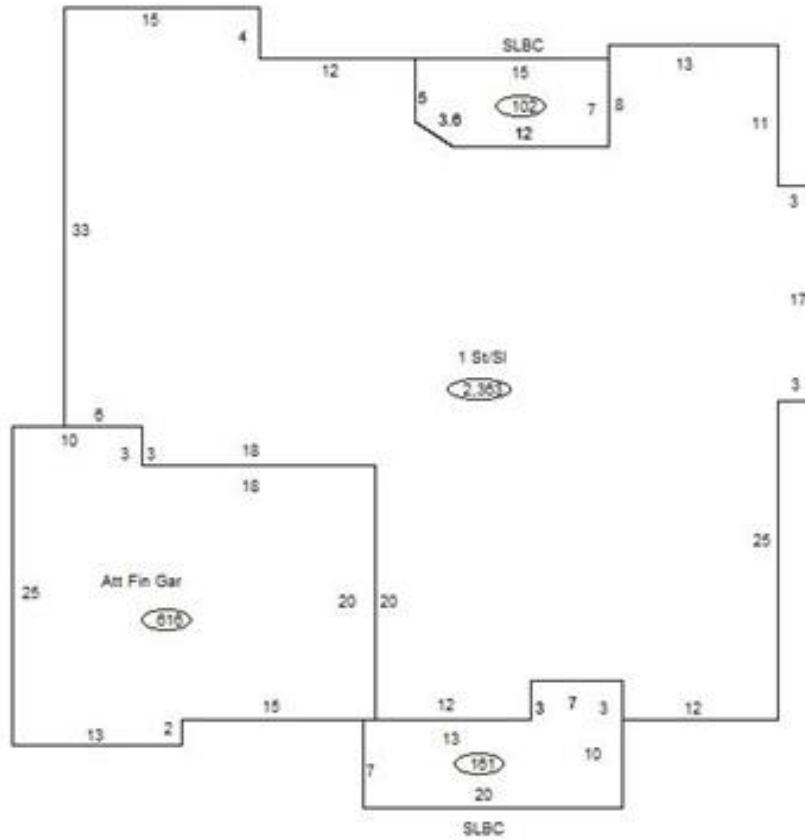
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Sketch Image

660002062



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,363	1.000	2,363
2	G	5		13	Att Fin Gar	616	1.000	616
3	M	PRCH		13	SLBC	161	1.000	161
4	M	PRCH		13	SLBC	102	1.000	102
Total Building Area						2,363		2,363



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PERG	Pergola	12x8x12	Concrete		96
	Qual 3	Cond 3	Year 2023	Eff Age 2		

Valuation Summary		Modifier Total	RCN	Depr (4% Phys/ % Func)	RCNLD
Base Cost (15.00 x 96)	1,440		1,440	58	1,382

UTIL	Utility Building	18x20x8	Plank	Formed Metal	360
Qual 2	Cond 2	Year 2016	Eff Age 10		

Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
Base Cost (31.83 x 360)	11,459		11,459	2,292	9,167