



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 660002086 Parcel ID 000000-00-0-00621-004-0014 Cadastral ID 03-20-15-05160 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 266916 MAUCK, RODNEY LANN & VIRGINIA SNEED MAUCK-CO-TRUSTEES MAUCK & VARGAS TRUST 500 S LYNN RIGGS #354 CLAREMORE OK 74017-0000																																																																																																																									
Parcel Location Situs 07905 E WILLOW RD Subdivision PORT ESTATES ONE Lot/Block 0014 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 3 / 20 / 15 / 5 Neighborhood 1046 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.23673929 -95.69374414 LOT 14 BLOCK 4 PORT ESTATES ONE					Building Permits <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 colspan="5"> </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 0.8135 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 35,435.00 x .75 = 26,576 Factor Value Adjustments 1.0000 Lot Value 26,576		 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-10-26\IMG_00: 10/26/2021</p>

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	1,750 / 1,750
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,750
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	960 Detached Garage - Finished
Remodel	
Year/Eff Age	1978 / 48



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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	198,671	113.53	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	160,240		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	98,785		
Lot Value	26,576		
Indicated Value	125,361	71.63	Per SqFt
Agland Value			
Site Improvements	2,141		
Total Value	127,502	72.86	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	89.62	Total Misc Impr	+	8,458			
Roofing Adj	+ 3.74	Garage Cost	+	27,216			
Subfloor Adj	+ 0.00	Total RCN	=	229,732			
Heat/Cool Adj	+ 10.30	Depreciation (57%)	-	130,947			
Plumbing Adj	+ 7.23	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	98,785			
Adj Base Cost	= 110.89	Lot Value	+	26,576			
Total Area	x 1,750	Indicated Value	=	125,361			
Adjusted Cost	= 194,058	Value Per SqFt		71.63			

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
PRCH	SLAB PORCH - COVERED	5670	14x6		84	21.03		1,767
PATO	SLAB PORCH - OPEN	5671	20x12		240	8.81		2,114



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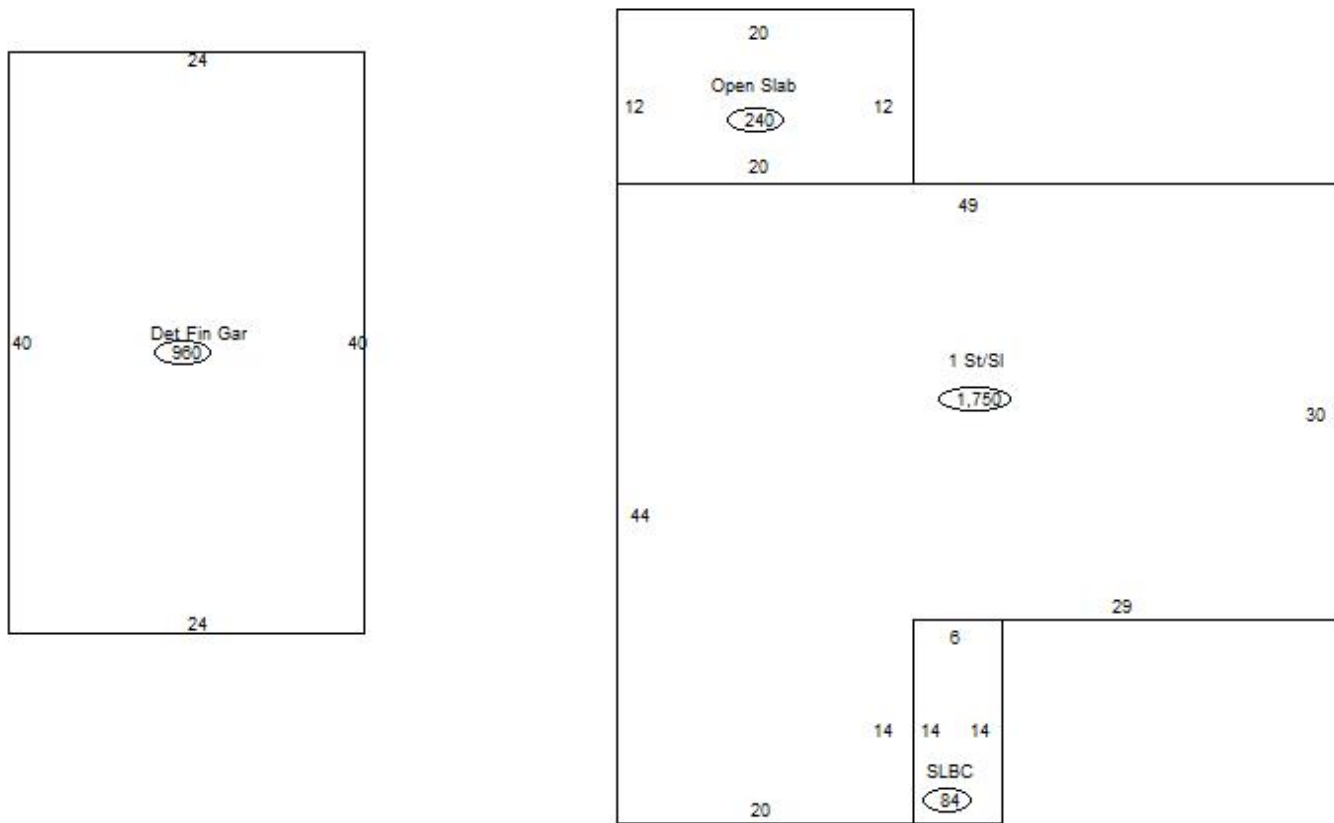
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Sketch Image

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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	1,750	1.000	1,750
2	M	PRCH		13	SLBC	84	1.000	84
3	M	PATO		13	Open Slab	240	1.000	240
4	G	6		13	Det Fin Gar	960	1.000	960
Total Building Area						1,750		1,750



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	15x12x10	Plank	Composition Shingle	180
	Qual	3	Cond 2	Year 2002	Eff Age 24	

	Valuation Summary	Modifier Total	RCN	Depr (66% Phys/ % Func)	RCNLD
	Base Cost (24.29 x 180)	4,372		4,372	2,886
					1,486

	SHDS	Shed - Small	10x8x5	Plank	Galvanized Metal	80
	Qual	2	Cond 2	Year 2002	Eff Age 24	

	Valuation Summary	Modifier Total	RCN	Depr (66% Phys/ % Func)	RCNLD
	Base Cost (24.08 x 80)	1,926		1,926	1,271
					655