



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:14:48
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660002103 Parcel ID 000000-00-0-00669-001-0001 Cadastral ID 03-20-15-05320 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 263270 BRADY, DAVID S 7475 E 540 RD CLAREMORE OK 74019-0000 Parcel Location Situs 07475 E 540 RD Subdivision RIDGEVIEW ACRES Lot/Block 0001 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 3 / 20 / 15 / 5 Neighborhood 1046 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-11-05\IMG_00: 11/8/2021</p>																																																																																																																				
Legal Description Lot/Long: 36.23540940 -95.70020558																																																																																																																									
LOT 1 BLOCK 1 RIDGEVIEW ACRES					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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Time 02:14:48
Page 2

Lot Data	Square-Foot - NBHD 1046 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 2.4983 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 108,827.00 x .49 = 53,343 Factor Value Adjustments 1.0000 Lot Value 53,343		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,435 / 1,435
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,435
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	462 Attached Garage - Finished
Remodel	
Year/Eff Age	1971 / 41

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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	157,636	109.85	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	172,670		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	108.14	Total Misc Impr	+	17,579			
Roofing Adj	+ 4.57	Garage Cost	+	16,207			
Subfloor Adj	+ -1.19	Total RCN	=	220,723			
Heat/Cool Adj	+ 11.47	Depreciation (49%)	-	108,154			
Plumbing Adj	+ 7.28	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	112,569			
Adj Base Cost	= 130.27	Lot Value	+	53,343			
Total Area	x 1,435	Indicated Value	=	165,912			
Adjusted Cost	= 186,937	Value Per SqFt		115.62			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	112,569		
Lot Value	53,343		
Indicated Value	165,912	115.62	Per SqFt
Agland Value			
Site Improvements	9,749		
Total Value	175,661	122.41	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
PATO	SLAB PORCH - OPEN	5725		42	42	10.86		456
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	5726	25x19		475	25.32		12,027



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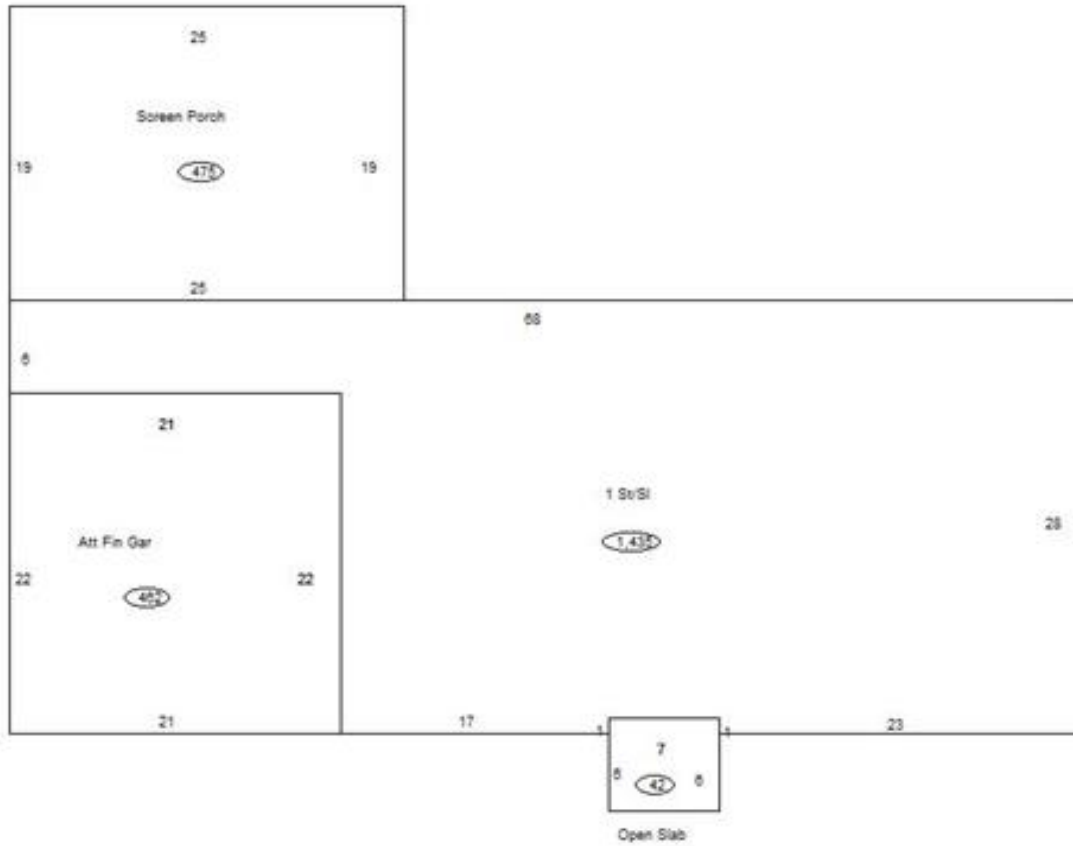
Date 04/17/2026

Time 02:14:48

Page 3

Sketch Image

660002103



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	1,435	1.000	1,435
2	G	5		10	Att Fin Gar	462	1.000	462
3	M	PATO		10	Open Slab	42	1.000	42
4	M	EPKS		10	Screen Porch	475	1.000	475
Total Building Area						1,435		1,435



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Page 4

660002103

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
UTIL	Utility Building		0x0x0	Concrete	Formed Metal	638
Qual	2	Cond 3	Year 1996	Eff Age 23		

Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
Base Cost (30.53 x 638)	19,478		19,478	10,129	9,349

SHIP	Shipping/Storage Container		8x40x0			320
Qual	3	Cond 3	Year 0	Eff Age 1520		

Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (6.25 x 320)	2,000		2,000	1,600	400