



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 660002126 Parcel ID 000000-00-0-00669-001-0026 Cadastral ID 03-20-15-05550 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 204544 WYMAN, CHARLES W & EARLINE WYMAN TRUSTEES 7205 E 540 RD CLAREMORE OK 74019-0000																																																																																																																									
Parcel Location Situs 07205 E 540 RD Subdivision RIDGEVIEW ACRES Lot/Block 0026 / 0001 Parcel Size .9 - Lots Sec/Twn/Rng 3 / 20 / 15 / 5 Neighborhood 1046 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.23541349 -95.70474109 TRACT 25 LESS E 31' OF THEREOF 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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Lot Data		Square-Foot - NBHD 1046 #1	
Lot Size	0	0	
Lot Count	0.9		
Units Buildable	0		
Non-Ag Acres	2.1783		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	94,886.00 x .53 = 49,858		
Factor Value			
Adjustments	1.0000		
Lot Value	49,858		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-11-08\IMG_001 11/9/2021

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, Vinyl
Base/Total Area	1,774 / 1,774
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,774
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	875 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1967 / 44

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	211,733	119.35	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	5
Indicated Value	240,750 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	101.40	Total Misc Impr	+ 7,872
Roofing Adj	+ 4.37	Garage Cost	+ 22,453
Subfloor Adj	+ -1.15	Total RCN	= 246,700
Heat/Cool Adj	+ 11.47	Depreciation (52%)	- 128,284
Plumbing Adj	+ 5.88	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 118,416
Adj Base Cost	= 121.97	Lot Value	+ 49,858
Total Area	x 1,774	Indicated Value	= 168,274
Adjusted Cost	= 216,375	Value Per SqFt	94.86

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	118,416		
Lot Value	49,858		
Indicated Value	168,274	94.86	Per SqFt
Agland Value			
Site Improvements	9,553		
Total Value	177,827	100.24	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	5822		5x5	25	10.86		272
PATO	SLAB PORCH - OPEN	5823		296	296	8.46		2,504



Rogers

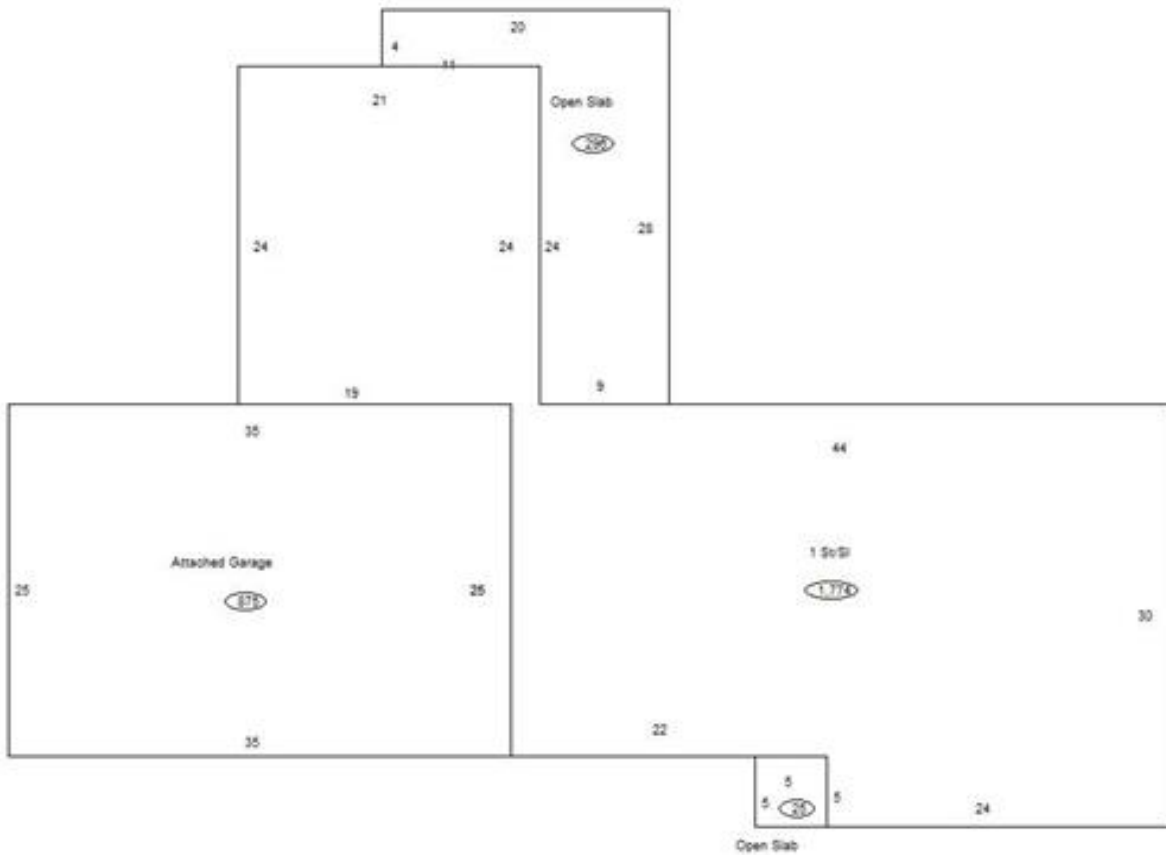
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Sketch Image

660002126



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,774	1.000	1,774
2	G	1		10	Attached Garage	875	1.000	875
3	M	PATO		10	Open Slab	25	1.000	25
4	M	PATO		10	Open Slab	296	1.000	296
Total Building Area						1,774		1,774



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	32x22x8	Concrete	Composition Shingle	704
	Qual 2	Cond 3	Year 1992	Eff Age 26		

Valuation Summary	Modifier Total	RCN	Depr (54% Phys/ % Func)	RCNLD
Base Cost (29.50 x 704)	20,768	20,768	11,215	9,553