



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:15:06
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Assessment Data					Primary Image																																																																																																																				
Account 660002128 Parcel ID 000000-00-0-00669-001-0025 Cadastral ID 03-20-15-05570 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 266177 GARGONE, KAREN DIANE & GIOVANNINA A GARGONE 7255 E 540 RD CLAREMORE OK 74019-0000 Parcel Location Situs 07255 E 540 RD Subdivision RIDGEVIEW ACRES Lot/Block 0025 / 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\C\Users\rln\Pictures\2017-05-01 05-01-17\05-01-17 094.J 5/2/2017</p>																																																																																																																				
Legal Description Lat/Long: 36.23571743 -95.70378807																																																																																																																									
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Lot Data	Square-Foot - NBHD 1046 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 2.7201 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 118,486.00 x .47 = 55,758 Factor Value Adjustments 1.0000 Lot Value 55,758		 <p>\\tsclient\C\Users\rln\Pictures\2017-05-01 05-01-17\05-01-17 094.J 5/2/2017</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,748 / 1,748
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1968 / 44

Cost Approach				Manual : 01/2025			
Base Cost	91.26	Total Misc Impr	+ 3,878				
Roofing Adj	+ 3.74	Garage Cost	+ 0				
Subfloor Adj	+ 2.19	Total RCN	= 201,140				
Heat/Cool Adj	+ 10.30	Depreciation (54%)	- 108,616				
Plumbing Adj	+ 5.36	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 92,524				
Adj Base Cost	= 112.85	Lot Value	+ 55,758				
Total Area	x 1,748	Indicated Value	= 148,282				
Adjusted Cost	= 197,262	Value Per SqFt	84.83				

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	106,232	60.77	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	141,060		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	92,524		
Lot Value	55,758		
Indicated Value	148,282	84.83	Per SqFt
Agland Value			
Site Improvements	4,449		
Total Value	152,731	87.37	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	5830	20x5		100	20.98	2,098
PATO	SLAB PORCH - OPEN	5831	17x11		187	9.52	1,780



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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	Crawl	10	1 St/Cr	1,748	1.000	1,748
2	M	PRCH		10	SLBC	100	1.000	100
3	M	PATO		10	Open Slab	187	1.000	187
Total Building Area						1,748		1,748



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - General Purpose	16x22x8	Concrete	Composition Shingle	352
	Qual 2	Cond 3	Year 1998	Eff Age 21		

Valuation Summary	Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
Base Cost (25.28 x 352)	8,899		8,899	4,450
				4,449