




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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 Time 02:11:31
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Assessment Data					Primary Image																																																																																																																				
Account 660002135 Parcel ID 000000-00-0-00081-001-0004 Cadastral ID 03-20-15-05640 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 170384 RICKS, TOMMY L & SHIRLEY E TRUSTEES 7677 E BRIT DR CLAREMORE OK 74019-0000 Parcel Location Situs 07677 BRIT DR Subdivision BRIT PARK Lot/Block 0004 / 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\2021-10-19\IMG_00' 10/25/2021</p>																																																																																																																				
Legal Description Lot/Long: 36.24193050 -95.69308392 LOT 4 BLOCK 1 BRIT PARK																																																																																																																									
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Lot Data		Square-Foot - NBHD 1046 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.9552		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	41,609.00 x .75 = 31,207		
Factor Value			
Adjustments	1.0000		
Lot Value	31,207		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-10-19\IMG_00 10/25/2021

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	75% Veneer, Masonry 25% Frame, Siding, Vinyl
Base/Total Area	1,848 / 1,848
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,848
Fixture/RghIn	11 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	483 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1989 / 28

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	193,600	104.76	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	93.27	Total Misc Impr	+ 12,570
Roofing Adj	+ 4.05	Garage Cost	+ 13,345
Subfloor Adj	+ -1.08	Total RCN	= 239,026
Heat/Cool Adj	+ 11.47	Depreciation (38%)	- 90,830
Plumbing Adj	+ 7.61	Lump Sums	+ 14,949
Basement Adj	+ 0.00	RCNLD	= 163,145
Adj Base Cost	= 115.32	Lot Value	+ 31,207
Total Area	x 1,848	Indicated Value	= 194,352
Adjusted Cost	= 213,111	Value Per SqFt	105.17

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	163,145		
Lot Value	31,207		
Indicated Value	194,352	105.17	Per SqFt
Agland Value			
Site Improvements	1,328		
Total Value	195,680	105.89	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
PRCH	SLAB PORCH - COVERED	5854	46x7		322	23.21		7,474
WODO	WOOD DECK - OPEN	5855	19x19		361	16.06	45%	3,189
GRDT	Garage - Detached	178407	25x20		500	23.52		11,760



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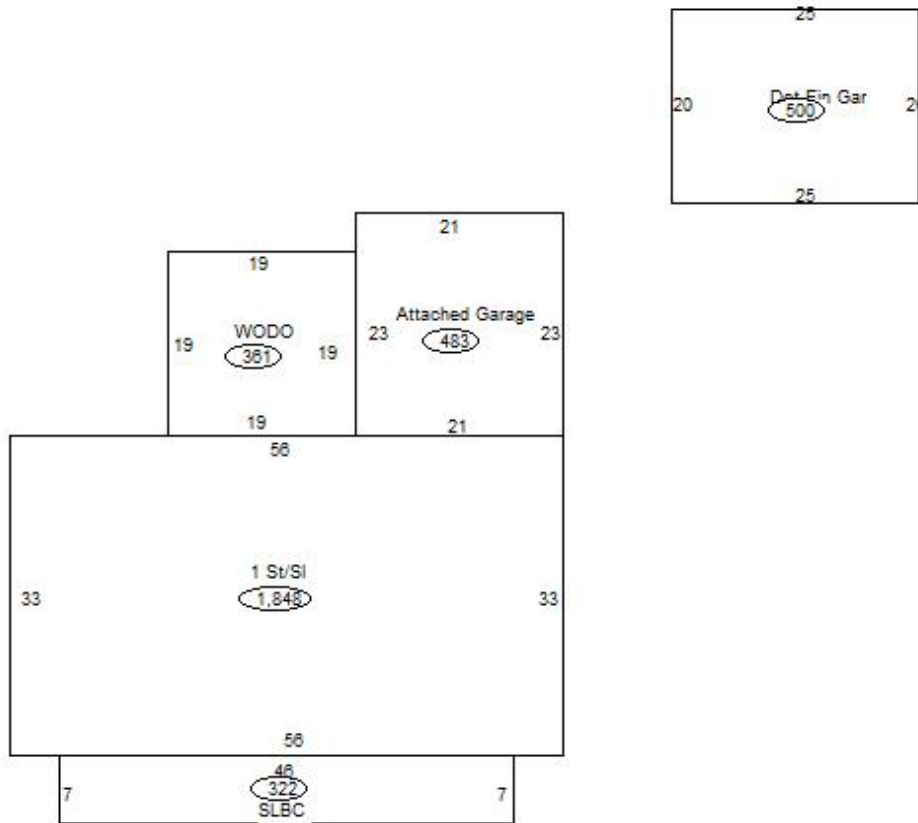
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1 St/SI	1,848	1.000	1,848
2	G	1		20	Attached Garage	483	1.000	483
3	M	PRCH		20	SLBC	322	1.000	322
4	M	WODO		20	WODO	361	1.000	361
5	G	6		20	Det Fin Gar	500	1.000	500
Total Building Area						1,848		1,848



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x16x8	Plank	Formed Metal	160
	Qual 2	Cond 2	Year 2006	Eff Age 20		

Valuation Summary	Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
Base Cost (20.24 x 160)	3,238		3,238	1,910
				1,328