




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data	Primary Image																				
<b>Account</b> 660004833 <b>Parcel ID</b> 20N16E-06-3-00000-000-0000 <b>Cadastral ID</b> 06-20-16-00510 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 3 <b>Tax Area</b> 4 - VERDIGRIS/VERD FIRE <b>Name ID</b> 215544 PEDEN, RICHARD L &  LADONNA M WALLIS 10452 E 534 RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 10452 E 534 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 29 - Acres <b>Sec/Twn/Rng</b> 6 / 20 / 16 / 3 <b>Neighborhood</b> 2016 - UNPLATTED LAND <b>School District</b> S008 - VERDIGRIS SCHOOLS	 <p>D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-10-7\IMG 10/7/2021</p>																				
<b>Legal Description</b> Lat/Long: 36.23938117 -95.64689173 SE SE NW & E2 NE SW LESS WATER LINE	<b>Building Permits</b> <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															
Number	Description	Opened	Closed	Amount																	
<b>Exemptions</b> <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>	Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	<b>Sale History</b> <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>870/632</td> <td> </td> <td>12/27/1991</td> <td>15,000</td> <td>No</td> </tr> </tbody> </table>	Bk/Pg	Grantor	Date	Price	Code	870/632		12/27/1991	15,000	No
Code	Type	Active	Maximum	Exemption																	
H	Homestead	Yes	1,000	1,000																	
Bk/Pg	Grantor	Date	Price	Code																	
870/632		12/27/1991	15,000	No																	

Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	
Remove Cap	0	Land Value 3,400	3,400	11%	374	Assessed	21,285	2,216.45	
Year Frozen	2026	Improvements 324,647	190,091		20,911	Penalty	0		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-87.00	
TIF Project ID	0	Total Value 328,047	193,491		21,285	Total Taxable	20,285	2,129.00	

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660004833	PEDEN, RICHARD L &	4	252,427	1000	19,664	2,064.00	
2024	2024-660004833	PEDEN, RICHARD L &	4	269,810	1000	19,063	1,838.00	
2023	2023-660004833	PEDEN, RICHARD L &	4	232,730	1000	18,478	1,755.00	
2022	2022-660004833	PEDEN, RICHARD L &	4	229,586	1000	17,911	1,732.00	
2021	2021-660004833	PEDEN, RICHARD L &	4	187,848	1000	15,846	1,494.00	
2020	2020-660004833	PEDEN, RICHARD L &	4	188,304	1000	15,355	1,450.00	
2019	2019-660004833	PEDEN, RICHARD L &	4	178,504	1000	14,879	1,428.00	
2018	2018-660004833	PEDEN, RICHARD L &	4	183,581	1000	14,417	1,384.00	
2017	2017-660004833	PEDEN, RICHARD L &	4	179,993	1000	13,968	1,345.00	
2016	2016-660004833	PEDEN, RICHARD L &	4	175,148	1000	13,532	1,307.00	
2015	2015-660004833	PEDEN, RICHARD L &	4	169,819	1000	13,109	1,276.00	
2014	2014-660004833	PEDEN, RICHARD L &	4	173,105	1000	12,698	1,171.00	
2013	2013-660004833	PEDEN, RICHARD L &	4	164,160	1000	12,299	1,175.00	



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Lot Data	
Lot Size	-
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-10-7\IMG 10/7/2021

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Vinyl
Base/Total Area	1,802 / 1,802
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,802
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	780 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1992 / 23

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	108.05	Total Misc Impr	+ 32,874	Roofing Adj	+ 4.80	Garage Cost	+ 29,125
Subfloor Adj	+ -2.31	Total RCN	= 299,485	Heat/Cool Adj	+ 12.64	Depreciation ( 28%)	- 83,856
Plumbing Adj	+ 8.61	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 215,629
Adj Base Cost	= 131.79	Lot Value	+ 215,629	Total Area	x 1,802	Indicated Value	= 215,629
		Value Per SqFt	119.66	Adjusted Cost	= 237,486		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	215,629		
Lot Value			
Indicated Value	215,629	119.66	Per SqFt
Agland Value	3,400		
Site Improvements	109,018		
Total Value	328,047	182.05	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	5,615.40		5,615
EPSW	ENCLOSED PORCH - SOLID WALL	12168	22x12		264	68.63		18,118
PRCH	SLAB PORCH - COVERED	12169	330		330	25.90		8,547
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	12170	5x4		20	29.71		594



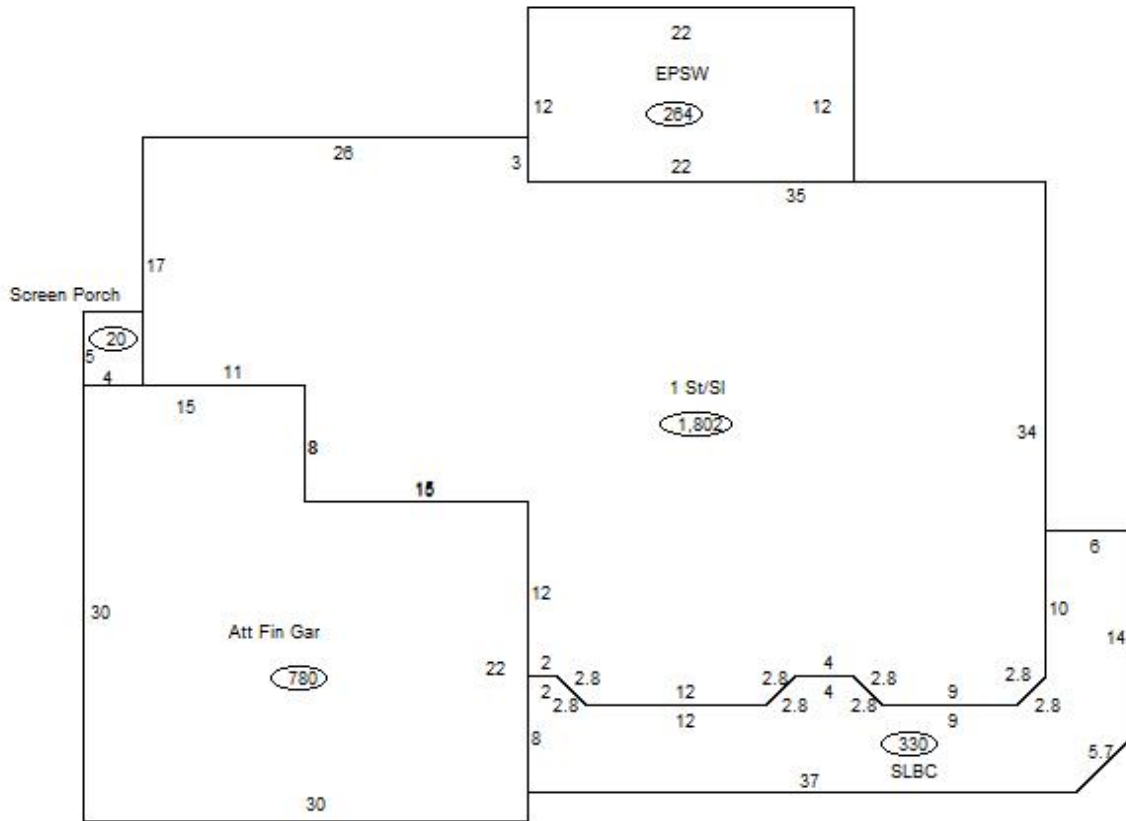
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Sketch Image

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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	1,802	1.000	1,802
2	G	5	Slab	13	Att Fin Gar	780	1.000	780
3	M	EPSW		13	EPSW	264	1.000	264
4	M	PRCH		13	SLBC	330	1.000	330
5	M	EPKS		13	Screen Porch	20	1.000	20
<b>Total Building Area</b>						1,802		1,802



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
SHDS	Shed - Small		10x20x8	Plank	Formed Metal	200
<b>Qual</b>	4	<b>Cond</b> 3	<b>Year</b> 2024	<b>Eff Age</b> 2		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (26.38 x 200)		5,276		5,276	528	4,748
SHDS	Shed - Small		8x6x5	Plank	Galvanized Metal	48
<b>Qual</b>	2	<b>Cond</b> 3	<b>Year</b> 2023	<b>Eff Age</b> 2		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (30.22 x 48)		1,451		1,451	145	1,306
SHDS	Shed - Small		28x12x8	Plank		336
<b>Qual</b>	5	<b>Cond</b> 3	<b>Year</b> 2022	<b>Eff Age</b> 3		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (14% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (25.13 x 336)		8,444		8,444	1,182	7,262
EPKS	Enclosed Porch - Kneewall Screen W/PFS		12x12x8	Plank	Formed Metal	144
<b>Qual</b>	1	<b>Cond</b> 3	<b>Year</b> 2022	<b>Eff Age</b> 3		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (14% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (19.93 x 144)		2,870		2,870	402	2,468
SHIP	Shipping/Storage Container		8x40x8	Dirt		320
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2020	<b>Eff Age</b> 5		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (20% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (6.25 x 320)		2,000		2,000	400	1,600
SHIP	Shipping/Storage Container		8x40x8	Dirt		320
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2020	<b>Eff Age</b> 5		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (20% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (6.25 x 320)		2,000		2,000	400	1,600
LNT0	Lean To - Attached		12x16x8	Dirt	Formed Metal	192
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2010	<b>Eff Age</b> 12		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (52% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (9.85 x 192)		1,891		1,891	983	908



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x6x8	Plank	Formed Metal	60
<b>Qual</b>	3.5	<b>Cond</b> 4	<b>Year</b> 2010	<b>Eff Age</b> 10		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (42% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (35.26 x 60)		2,116	2,116	889	1,227	
	EQSH	Equipment Shed	22x30x8	Gravel	Formed Metal	660
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2010	<b>Eff Age</b> 12		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (21.15 x 660)		13,959	13,959	3,490	10,469	
	PCPT	Carport - Portable	20x20x8	Dirt	Formed Metal	400
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2010	<b>Eff Age</b> 12		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (53% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (4.38 x 400)		1,752	1,752	929	823	
	SHDS	Shed - Small	12x16x8	Plank	Composition Shingle	192
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2010	<b>Eff Age</b> 12		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (46% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (23.81 x 192)		4,572	4,572	2,103	2,469	
	UTIL	Utility Building	24x40x10	Concrete	Formed Metal	960
<b>Qual</b>	3	<b>Cond</b> 3.5	<b>Year</b> 2009	<b>Eff Age</b> 12		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (31.86 x 960)		30,586	30,586	7,647	22,939	
	UTIL	Utility Building	30x50x12	Concrete	Formed Metal	1,500
<b>Qual</b>	3.5	<b>Cond</b> 4	<b>Year</b> 2009	<b>Eff Age</b> 10		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (20% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (32.04 x 1,500)		48,060	10,590	58,650	11,730	46,920
Warm & Cooled Air		Total Area	500			10,590
	CPRV	Carport - RV	20x40x12	Dirt	Formed Metal	800
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2000	<b>Eff Age</b> 20		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (69% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (7.96 x 800)		6,368	6,368	4,394	1,974	



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	LF	LOAFING SHED	22x30x0			660	
	Qual	3	Cond	2	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (35% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.26 x 660)		2,812		2,812	984	1,828
	PCPT	Carport - Portable	0x0x0				
	Qual		Cond		Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.61 x )						
	PCPT	Carport - Portable	0x0x0				
	Qual		Cond		Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.61 x )						
	LT	LEAN-TO	12x16x0			192	
	Qual		Cond		Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (2.92 x 192)		561		561	84	477



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### Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	TMBR	51	0		4.000	92	92	367	367
VE	VERDIGRIS CLAY LOAM	TMBR	90	0		6.000	162	162	972	972
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47	0		7.000	85	85	592	592
<b>TMBR Totals</b>						17.000			1,931	1,931
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51	0		12.000	122	122	1,469	1,469
<b>NTV PST Totals</b>						12.000			1,469	1,469
<b>Total Agland</b>						29.000			3,400	3,400