



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 660004854 Parcel ID 20N16E-06-1-00000-000-0000 Cadastral ID 06-20-16-03000 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 338434 URU CONSULTING LLC 10700 E 534 RD CLAREMORE OK 74019-0000 Parcel Location Situs 10702 E 534 RD Subdivision Lot/Block / Parcel Size 5.5 - Acres Sec/Twn/Rng 6 / 20 / 16 / 1 Neighborhood 2016 - UNPLATTED LAND School District S008 - VERDIGRIS SCHOOLS					<p>D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-10-7\IMG 10/7/2021</p>																																																																																																																				
Legal Description Lat/Long: 36.24295639 -95.64210635																																																																																																																									
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Lot Data	Units-Buildable - UNPLATTED LAND (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	4.5 - Good
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,272 / 1,272
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,272
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	480 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1961 / 34



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

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	96.17	Total Misc Impr	+ 7,052				
Roofing Adj	+ 3.94	Garage Cost	+ 14,146				
Subfloor Adj	+ 0.00	Total RCN	= 171,014				
Heat/Cool Adj	+ 10.30	Depreciation (45%)	- 76,956				
Plumbing Adj	+ 7.37	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 94,058				
Adj Base Cost	= 117.78	Lot Value	+ 94,058				
Total Area	x 1,272	Indicated Value	= 94,058				
Adjusted Cost	= 149,816	Value Per SqFt	73.94				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	94,058		
Lot Value			
Indicated Value	94,058	73.94	Per SqFt
Agland Value	779		
Site Improvements			
Total Value	94,837	74.56	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	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	12227	20x3		60	21.11		1,267
PATO	SLAB PORCH - OPEN	12228	12x10		120	10.07		1,208



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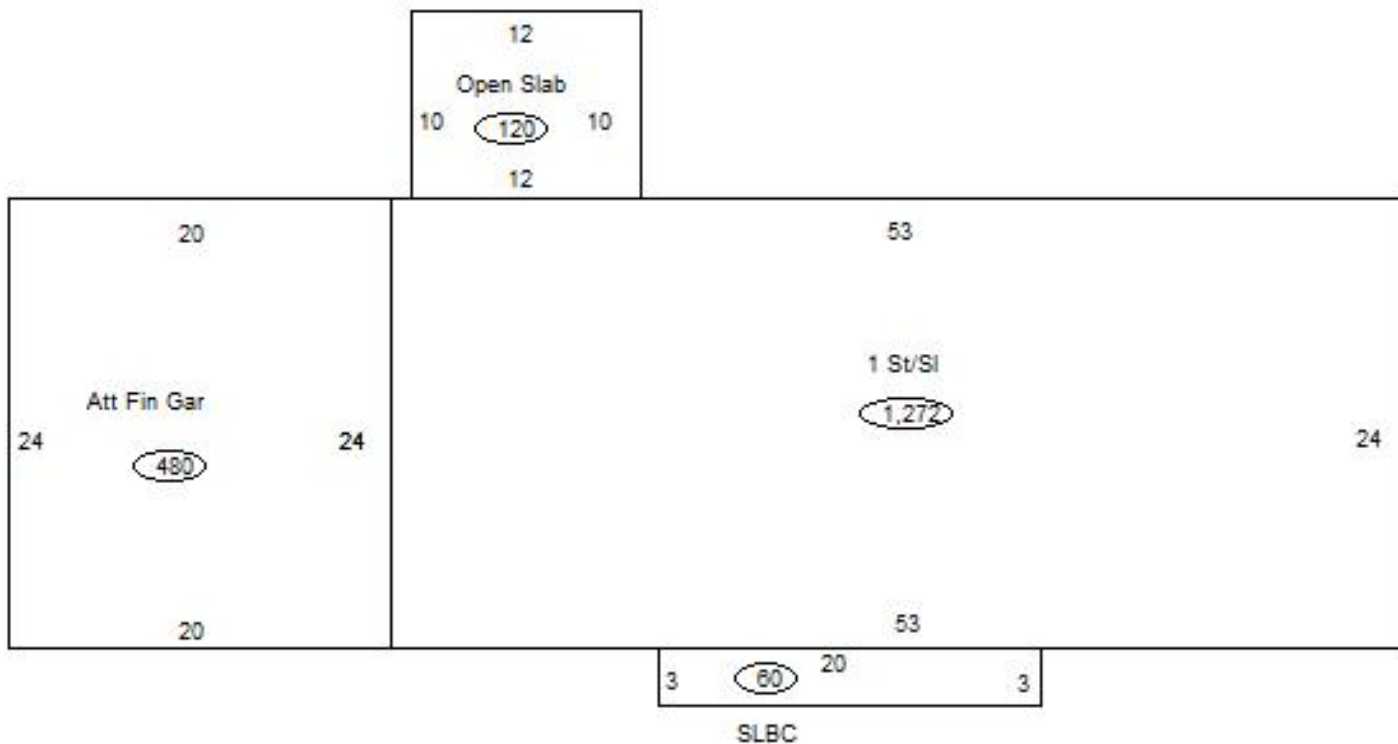
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,272	1.000	1,272
2	G	5	Slab	13	Att Fin Gar	480	1.000	480
3	M	PRCH		13	SLBC	60	1.000	60
4	M	PATO		13	Open Slab	120	1.000	120
Total Building Area						1,272		1,272



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x16x6	Plank	Composition Shingle	192
	Qual 3	Cond 3	Year 2015	Eff Age 8		

Valuation Summary	Modifier Total	RCN	Depr (37% Phys/ 100% Func)	RCNLD
Base Cost (23.81 x 192)	4,572		4,572	4,572



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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
BDC2	BATES-DENNIS SOILS 3-5% S	NTV PST	59			5.500	142	142	779	779
NTV PST Totals						5.500			779	779
Total Agland						5.500			779	779