



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 12:44:37
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660004860 Parcel ID 20N16E-06-4-00000-000-0000 Cadastral ID 06-20-16-03500 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 331012 LEFRERE, JOHN & SOPHIA 10832 E 535 RD CLAREMORE OK 74019-0000 Parcel Location Situs 10832 E 535 RD Subdivision Lot/Block / Parcel Size 4.38 - Acres Sec/Twn/Rng 6 / 20 / 16 / 4 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: 36.24111644 -95.63928589 TR DESC 2022-015776 AS COMMM SW/C E 1270' N2 NE SE; S89.4152E 488.51' TO POB; N21.0917W 570.39'; N73.1543E 290.97'; S24.1007E 676.98'; N89.4152W 349.95' TO POB.																																																																																																																									
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Lot Data	Square-Foot - UNPLATTED LAND (ACRES)	Primary Image
Lot Size	0 0	
Lot Count	0	
Units Buildable	0	
Non-Ag Acres	4.431	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	193,014.00 x .41 = 79,564	
Factor Value		
Adjustments	1.0000	
Lot Value	79,564	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3 - Average
Architecture	MTL METAL HOME
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,500 / 1,500
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,500
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2017 / 6

\\tsclient\C\Users\MRF\Pictures\2017-06-07\DCIM\100__06\IMG_ 6/7/2017

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	244,186	162.79	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	98.08	Total Misc Impr	+ 12,680
Roofing Adj	+ 5.45	Garage Cost	+ 0
Subfloor Adj	+ -2.19	Total RCN	= 189,800
Heat/Cool Adj	+ 12.64	Depreciation (6%)	- 11,388
Plumbing Adj	+ 4.10	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 178,412
Adj Base Cost	= 118.08	Lot Value	+ 79,564
Total Area	x 1,500	Indicated Value	= 257,976
Adjusted Cost	= 177,120	Value Per SqFt	171.98

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	178,412		
Lot Value	79,564		
Indicated Value	257,976	171.98	Per SqFt
Agland Value			
Site Improvements	58,321		
Total Value	316,297	210.86	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	134085	50x10		500	25.36		12,680



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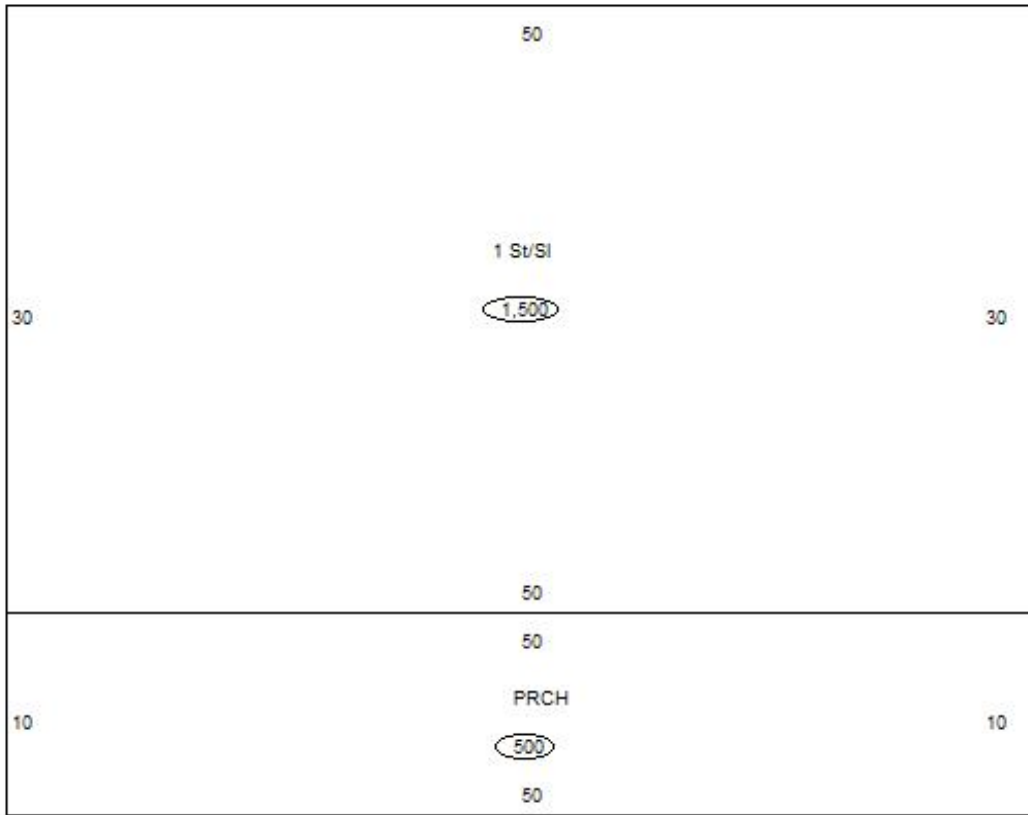
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Sketch Image

660004860



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,500	1.000	1,500
2	M	PRCH		10	PRCH	500	1.000	500
Total Building Area						1,500		1,500



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	UTIL	Utility Building	50x40x12	Concrete	Formed Metal	2,000		
	Qual	3	Cond	3	Year	2025	Eff Age	1
	Warm & Cooled Air		Total Area	5000			3,530	
				0				
	Valuation Summary		Modifier Total		RCN	Depr (1% Phys/ % Func)	RCNLD	
Base Cost (27.69 x 2,000)		55,380	3,530	58,910	589	58,321		