



# Rogers


## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026

Time 07:39:07

Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660005917 <b>Parcel ID</b> 20N16E-07-2-00000-000-0000 <b>Cadastral ID</b> 07-20-16-00100 <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> 342745 GALLIER, DEREK & LAUREN BETH  10452 E 540 RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 10452 E 540 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 2.99 - Acres <b>Sec/Twn/Rng</b> 7 / 20 / 16 / 2 <b>Neighborhood</b> 2016 - UNPLATTED LAND <b>School District</b> S008 - VERDIGRIS SCHOOLS					 <p>660005917 10/29/25</p> <p>660005917_002.JPG 11/1/2025</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.23453427 -95.64618637																																																																																																																									
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Lot Data	Units-Buildable - UNPLATTED LAND (UNITS BUILDABLE)	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> <b>Non-Ag Acres</b> 0 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY  <b>Method</b> Units-Buildable <b>Base Lot Value</b> <b>Factor Value</b> <b>Adjustments</b> <b>Lot Value</b>		 <p>660005917 10/29/25</p> <p>660005917_002.JPG 11/1/2025</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	1,706 / 2,210
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	80% Floor Furnace 20% Individual Heat Pump
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	12 /
<b>Bed/F/H Bath</b>	4 / 1.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	306 Carport - Gable Roof 1 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	1993 / 25

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	96.89	<b>Total Misc Impr</b>	+ 17,269	<b>Garage Cost</b>	+ 3,011	<b>Total RCN</b>	= 279,403
<b>Roofing Adj</b>	+ 3.75	<b>Depreciation ( 31%)</b>	- 86,615	<b>Lump Sums</b>	+ 3,733	<b>RCNLD</b>	= 196,521
<b>Subfloor Adj</b>	+ 0.00	<b>Lot Value</b>	+ 196,521	<b>Indicated Value</b>	= 196,521	<b>Value Per SqFt</b>	88.92
<b>Heat/Cool Adj</b>	+ 8.99						
<b>Plumbing Adj</b>	+ 7.62						
<b>Basement Adj</b>	+ 0.00						
<b>Adj Base Cost</b>	= 117.25						
<b>Total Area</b>	x 2,210						
<b>Adjusted Cost</b>	= 259,123						

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression	
<b>MRA Code</b>	
<b>Adusted R</b>	
<b>Indicated Value</b>	

Direct Comparables	
<b>Selection Model</b>	1 Res
<b>Adjustment Model</b>	A2 AO Test
<b>Comparables</b>	
<b>Indicated Value</b>	

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	196,521		
<b>Lot Value</b>			
<b>Indicated Value</b>	196,521	88.92	Per SqFt
<b>Agland Value</b>	384		
<b>Site Improvements</b>	9,612		
<b>Total Value</b>	206,517	93.45	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		2	2	5,615.40		11,231
EPSW	ENCLOSED PORCH - SOLID WALL	13900	9x6		54	70.36		3,799
WODC	Wood Deck - Covered	13901	9x6		54	51.46	50%	1,389
PRCH	SLAB PORCH - COVERED	13902	12x7		84	26.66		2,239
WODO	WOOD DECK - OPEN	13903	12x7		84	27.91	50%	1,172
WODO	WOOD DECK - OPEN	13904	12x7		84	27.91	50%	1,172



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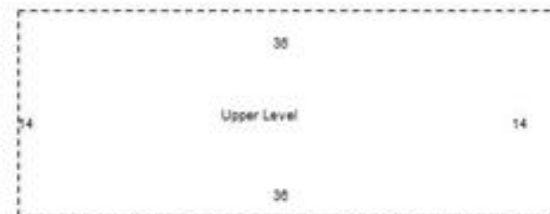
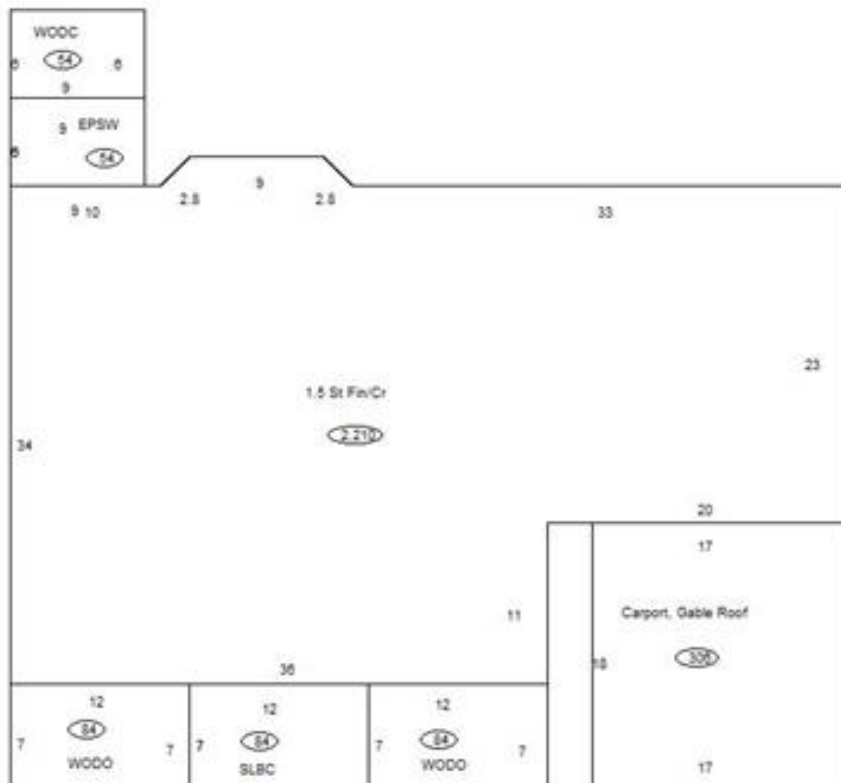
Date 04/17/2026

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### Sketch Image

660005917



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	10	1.5 St Fin/Cr	1,706	1.295	2,210
2	M	EPSW		10	EPSW	54	1.000	54
3	M	WODC		10	WODC	54	1.000	54
4	M	PRCH		10	SLBC	84	1.000	84
5	M	WODO		10	WODO	84	1.000	84
6	M	WODO		10	WODO	84	1.000	84
7	G	3		10	Carport, Gable Roof	306	1.000	306
8	U	^UL	Overhang	10	Upper Level	504	1.000	504
<b>Total Building Area</b>						<b>1,706</b>		<b>2,210</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building INCLUDES LNTO	30x20x8	Concrete	Composition Shingle	600
	Qual 2	Cond 3	Year 2000	Eff Age 20		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (49% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (29.50 x 600)		17,700		17,700	8,673	9,027
SHDS		Shed - Small BRICK FIREPLACE	8x16x8	Concrete	Composition Shingle	128
Qual 2		Cond 3	Year 1965	Eff Age 46		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (22.87 x 128)		2,927		2,927	2,342	585



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### Agland Inventory

660005917

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			1.920	85	85	162	162
<b>TMBR Totals</b>						1.920			162	162
CHB	CHOTEAU SILT LOAM 1-3% SL	IMP PST	80			.740	224	224	166	166
RVC	RIVERTON GRAVELLY LOAM 3-	IMP PST	61			.330	171	171	56	56
<b>IMP PST Totals</b>						1.070			222	222
<b>Total Agland</b>						2.990			384	384