




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660005920 Parcel ID 20N16E-07-2-00000-000-0000 Cadastral ID 07-20-16-00400 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 178774 HOWARD, MARTIN B & KATHRYN L CO TRUSTEES 10252 E 540 RD CLAREMORE OK 74019-0000 Parcel Location Situs 10252 E 540 RD Subdivision Lot/Block / Parcel Size 2 - Acres Sec/Twn/Rng 7 / 20 / 16 / 2 Neighborhood 2016 - UNPLATTED LAND School District S008 - VERDIGRIS SCHOOLS					 <p>660005920_001.JPG 11/1/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.23433993 -95.64993205 E 200', W 220', N 435.60' NW NE NW																																																																																																																									
Exemptions <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	Building Permits <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>7346</td> <td>MOTHER-IN-LAW & BREEZEWAY</td> <td>04/2002</td> <td>09/2002</td> <td>35,828</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	7346	MOTHER-IN-LAW & BREEZEWAY	04/2002	09/2002	35,828																																																																																												
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Lot Data	Square-Foot - UNPLATTED LAND (ACRES)	Primary Image
Lot Size		
Lot Count		
Units Buildable	10000	
Non-Ag Acres	2.0572	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	89,612.00 x .50 = 44,407	
Factor Value		
Adjustments	1.0000	
Lot Value	44,407	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,448 / 2,448
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,448
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 1.0 / 1.0
Basement Area	
Garage Type	572 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1976 / 38

660005920	10/29/25
660005920_001.JPG	11/1/2025

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	282,279	115.31	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	188,247		
Lot Value	44,407		
Indicated Value	232,654	95.04	Per SqFt
Agland Value			
Site Improvements	27,938		
Total Value	260,592	106.45	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	103.61	Total Misc Impr	+	8,277			
Roofing Adj	+ 5.33	Garage Cost	+	22,165			
Subfloor Adj	+ -2.18	Total RCN	=	342,268			
Heat/Cool Adj	+ 12.64	Depreciation (45%)	-	154,021			
Plumbing Adj	+ 7.98	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	188,247			
Adj Base Cost	= 127.38	Lot Value	+	44,407			
Total Area	x 2,448	Indicated Value	=	232,654			
Adjusted Cost	= 311,826	Value Per SqFt		95.04			

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
PRCH	SLAB PORCH - COVERED	13909	25x4		100	26.62		2,662



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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	2,448	1.000	2,448
2	G	5	Slab	13	Att Fin Gar	572	1.000	572
3	M	PRCH		13	SLBC	100	1.000	100
Total Building Area						2,448		2,448



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	32x30x10	Concrete	Formed Metal	960
	Qual 3	Cond 3	Year 2010	Eff Age 12		
		Valuation Summary	Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
		Base Cost (31.86 x 960)	30,586	30,586	7,647	22,939
	CPAT	Carport - Attached	34x30x10	Concrete	Formed Metal	1,020
	Qual 3	Cond 3	Year 2010	Eff Age 12		
		Valuation Summary	Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
		Base Cost (10.21 x 1,020)	10,414	10,414	5,415	4,999



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	MTL METAL HOME
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,008 / 1,008
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,008
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2002 / 18

D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-10-18\IM 10/20/2021

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	94.03	Total Misc Impr	+ 2,184	Roofing Adj	+ 4.94	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 118,437	Heat/Cool Adj	+ 10.30	Depreciation (24%)	- 28,425
Plumbing Adj	+ 6.06	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 90,012
Adj Base Cost	= 115.33	Lot Value	+ 0	Total Area	x 1,008	Indicated Value	= 90,012
		Value Per SqFt	89.30	Adjusted Cost	= 116,253		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	90,012		
Lot Value			
Indicated Value	90,012	89.30	Per SqFt
Agland Value			
Site Improvements	2,528		
Total Value	92,540	91.81	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
GENR	Generator - Residential Standby		1	2022	1	2,184.00		2,184



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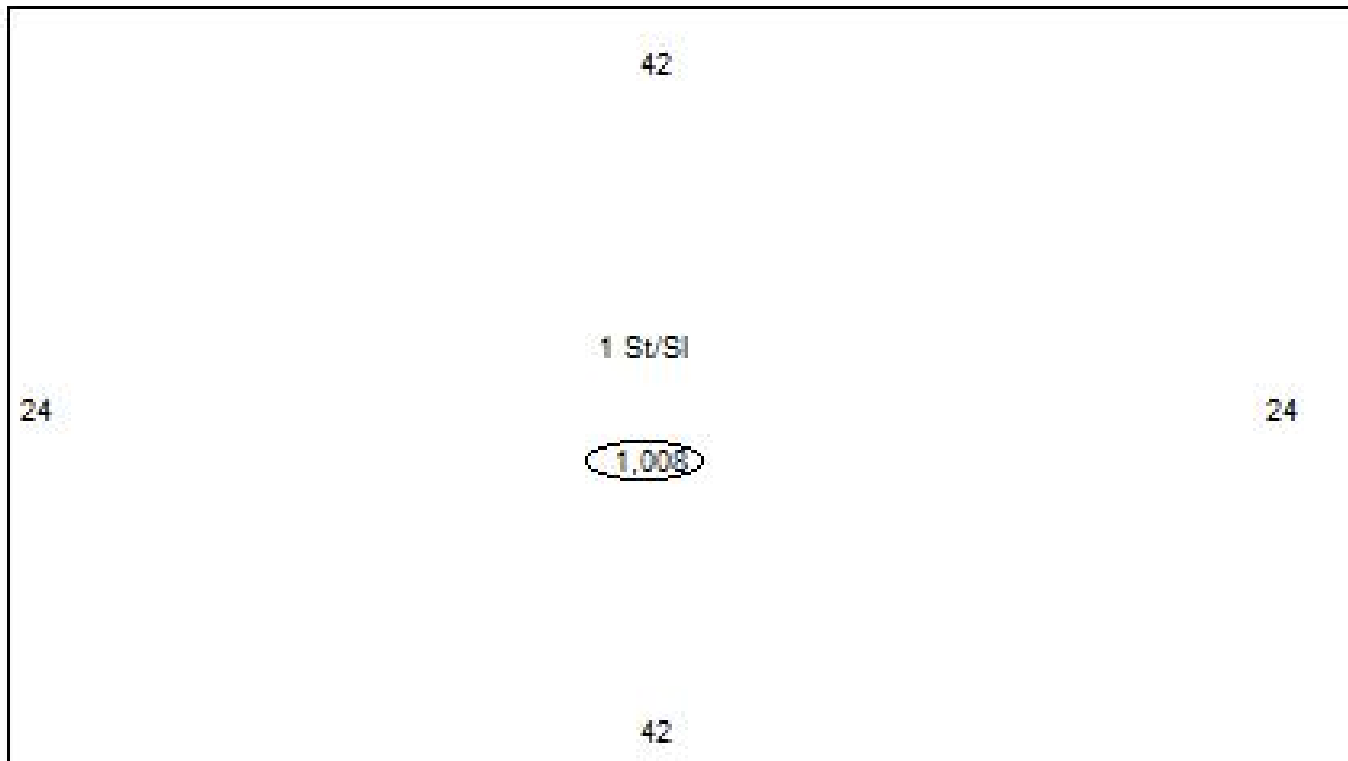
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
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Total Building Area						1,008		1,008



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LNT0	Lean To - (Attached TO SHOP & CARPORT)	8x66x8	Concrete	Formed Metal	528
	Qual 3	Cond 3	Year 2002	Eff Age 18		
		Valuation Summary	Modifier Total	RCN	Depr (64% Phys/ % Func)	RCNLD
		Base Cost (13.30 x 528)	7,022	7,022	4,494	2,528