



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:09:25
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660008179 Parcel ID 000000-00-0-00132-001-0012 Cadastral ID 08-21-17-02150 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 93 - JUSTUS/TRI-DISTRICT FIRE Name ID 321138 VERVILLE, PAUL 17032 MORNING GLORY LN CLAREMORE OK 74019-0000																																																																																																																									
Parcel Location Situs 17032 MORNING GLORY LN Subdivision CAREFREE VALLEY WEST Lot/Block 0012 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 8 / 21 / 17 / 5 Neighborhood 1070 - R-V03-SE JUSTUS-SEQUOYAH School District S009 - JUSTUS-TIAWAH SCHOOLS										660008179_004.JPG 10/14/2025																																																																																																															
Legal Description Lat/Long: 36.31942758 -95.52437245					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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Date 04/18/2026
Time 07:09:26
Page 2

Lot Data		Square-Foot - NBHD 1070 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	0.99							
Non-Ag Acres	1.0673							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0						
		0						
Method	Square-Foot							
Base Lot Value	46,491.00 x 1.53 = 71,162			660008179_004.JPG 10/14/2025				
Factor Value				GRM Approach				
Adjustments	1.0000			GRM Code				
Lot Value	71,162			Gross Rent 0.00				
Residential Data				Indicated Value				
Type	1 Single Family Residence			Multiple Regression				
Condition	2 - Fair			MRA Code 1 Test				
Quality	2.5 - Fair			Adusted R 0.8445				
Architecture				Indicated Value 130,503 122.42 Per SqFt				
Style	100% One Story			Direct Comparables				
Exterior Wall	100% Veneer, Masonry			Selection Model A Adam Test				
Base/Total Area	1,066 / 1,066			Adjustment Model 1 2022 Residential				
Style	100% One Story			Comparables 1				
HVAC	100% Warmed & Cooled Air			Indicated Value 17,850 Per SqFt				
Roof Cover	1 Composition Shingle			Value Reconciliation				
Area on Slab	1,066			Selected Approach Cost Approach				
Fixture/RghIn	11 /			Improvements 79,205				
Bed/F/H Bath	3 / 2.0 /			Lot Value 71,162				
Basement Area				Indicated Value 150,367 141.06 Per SqFt				
Garage Type	440 Attached Garage - Unfinished			Agland Value				
Remodel				Site Improvements				
Year/Eff Age	1979 / 47			Total Value 150,367 141.06 Total Value Per SqFt				
Cost Approach				Manual : 01/2025				
Base Cost	114.16	Total Misc Impr	+ 7,909					
Roofing Adj	+ 4.84	Garage Cost	+ 12,487					
Subfloor Adj	+ -1.28	Total RCN	= 172,184					
Heat/Cool Adj	+ 11.47	Depreciation (54%)	- 92,979					
Plumbing Adj	+ 13.20	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 79,205					
Adj Base Cost	= 142.39	Lot Value	+ 71,162					
Total Area	x 1,066	Indicated Value	= 150,367					
Adjusted Cost	= 151,788	Value Per SqFt	141.06					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	19277	6x6		36	24.16		870
PRCH	SLAB PORCH - COVERED	19278	20x10		200	23.56		4,712
PATO	SLAB PORCH - OPEN	19279	256		256	9.09		2,327



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Time 07:09:26
Page 4

660008179

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
Base Cost (4.68 x)						