



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:39:00
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Assessment Data					Primary Image																																																																																																																				
Account 660010361 Parcel ID 20N15E-10-2-00000-000-0000 Cadastral ID 10-20-15-00800 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 253741 LACIE, RODNEY & CAROLYN 7284 E 540 RD CLAREMORE OK 74019-0000 Parcel Location Situs 07284 E 540 RD Subdivision Lot/Block / Parcel Size 6.49 - Acres Sec/Twn/Rng 10 / 20 / 15 / 2 Neighborhood 2015 - UNPLATTED School District S008 - VERDIGRIS SCHOOLS					<p>660010361_001.JPG 1/13/2026</p>																																																																																																																				
Legal Description Lat/Long: 36.23413671 -95.70332626 W 475' N 595' NE NW																																																																																																																									
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Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
Lot Size Lot Count Units Buildable 6.49 Non-Ag Acres 6.5254 Topography Street Access Utilities Amenities LAND QUALITY 0 FLOOD ZONE 0 Method Square-Foot Base Lot Value 284,246.00 x .32 = 91,753 Factor Value Adjustments 1.0000 Lot Value 91,753		

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	2,236 / 2,632
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,236
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1958 / 46

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 259,456 98.58 Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	88.02	Total Misc Impr	+ 35,525	Roofing Adj	+ 3.89	Garage Cost	+ 0
Subfloor Adj	+ -1.86	Total RCN	= 325,335	Heat/Cool Adj	+ 12.64	Depreciation (51%)	- 165,921
Plumbing Adj	+ 7.42	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 159,414
Adj Base Cost	= 110.11	Lot Value	+ 91,753	Total Area	x 2,632	Indicated Value	= 251,167
		Value Per SqFt	95.43	Adjusted Cost	= 289,810		

Value Reconciliation
Selected Approach Cost Approach Improvements 159,414 Lot Value 91,753 Indicated Value 251,167 95.43 Per SqFt Agland Value Site Improvements 57,823 Total Value 308,990 117.40 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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	24071	19x10		190	26.33		5,003
PRCH	SLAB PORCH - COVERED	24072	22x8		176	26.38		4,643
PRCH	SLAB PORCH - COVERED	24073	466		466	25.47		11,869
PRCH	SLAB PORCH - COVERED	24074	324		324	25.91		8,395



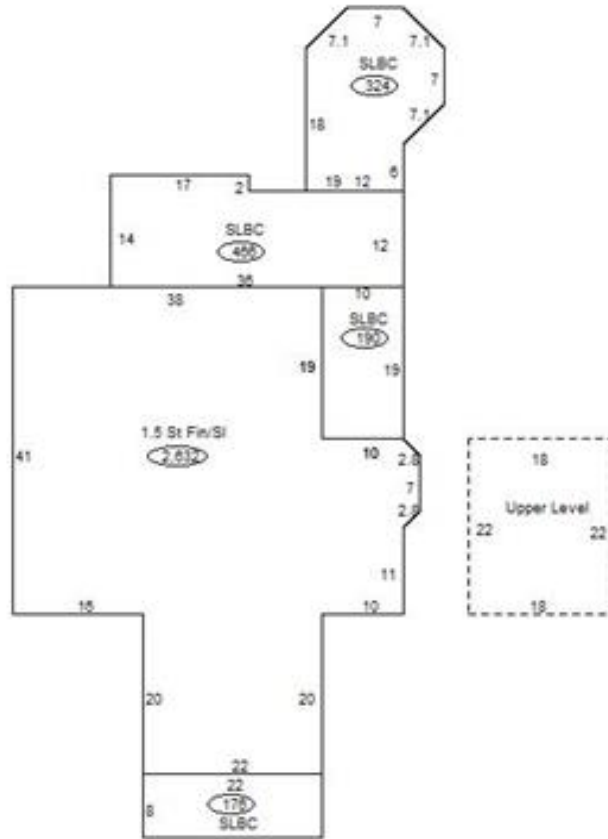
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Sketch Image

660010361



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5 St Fin/Sl	2,236	1.177	2,632
2	M	PRCH		20	SLBC	190	1.000	190
3	M	PRCH		20	SLBC	176	1.000	176
4	M	PRCH		20	SLBC	466	1.000	466
5	M	PRCH		20	SLBC	324	1.000	324
6	U	^UL	Overhang	20	Upper Level	396	1.000	396
Total Building Area						2,236		2,632



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	30x50x10	Concrete	Formed Metal	1,500
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	
Base Cost (28.84 x 1,500)		43,260		43,260	21,197	22,063
	PATC	Patio - Covered	24x30x8	Concrete	Formed Metal	720
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	
Base Cost (13.70 x 720)		9,864		9,864	6,412	3,452
	BNGP	Barn - General Purpose	50x40x10	Dirt	Formed Metal	2,000
	Qual	2	Cond 2	Year 1990	Eff Age 36	
	Valuation Summary		Modifier Total	RCN	Depr (62% Phys/ % Func)	
Base Cost (16.95 x 2,000)		33,900		33,900	21,018	12,882
	LOAF	Loafing Shed	20x40x8	Dirt	Formed Metal	800
	Qual	3	Cond 3	Year 1990	Eff Age 27	
	Valuation Summary		Modifier Total	RCN	Depr (71% Phys/ % Func)	
Base Cost (7.12 x 800)		5,696		5,696	4,044	1,652
	UTIL	Utility Building	50x40x10	Dirt	Formed Metal	2,000
	Qual	2	Cond 3	Year 1985	Eff Age 31	
	Valuation Summary		Modifier Total	RCN	Depr (58% Phys/ % Func)	
Base Cost (21.16 x 2,000)		42,320		42,320	24,546	17,774



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY FLOOD ZONE Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	1 - Low
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	594 / 594
Style	100% One Story
HVAC	100% Forced Air Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1958 / 60

\\tsclient\C\Users\rln\Pictures\2017-05-09 05-09-17\05-09-17 011.J 5/12/2017

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	93.78	Total Misc Impr	+ 1,456				
Roofing Adj	+ 4.46	Garage Cost	+ 0				
Subfloor Adj	+ 2.82	Total RCN	= 68,833				
Heat/Cool Adj	+ 4.61	Depreciation (67%)	- 46,118				
Plumbing Adj	+ 7.76	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 22,715				
Adj Base Cost	= 113.43	Lot Value	+ 0				
Total Area	x 594	Indicated Value	= 22,715				
Adjusted Cost	= 67,377	Value Per SqFt	38.24				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	22,715		
Lot Value			
Indicated Value	22,715	38.24	Per SqFt
Agland Value			
Site Improvements			
Total Value	22,715	38.24	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	24077	10x8		80	18.20	1,456



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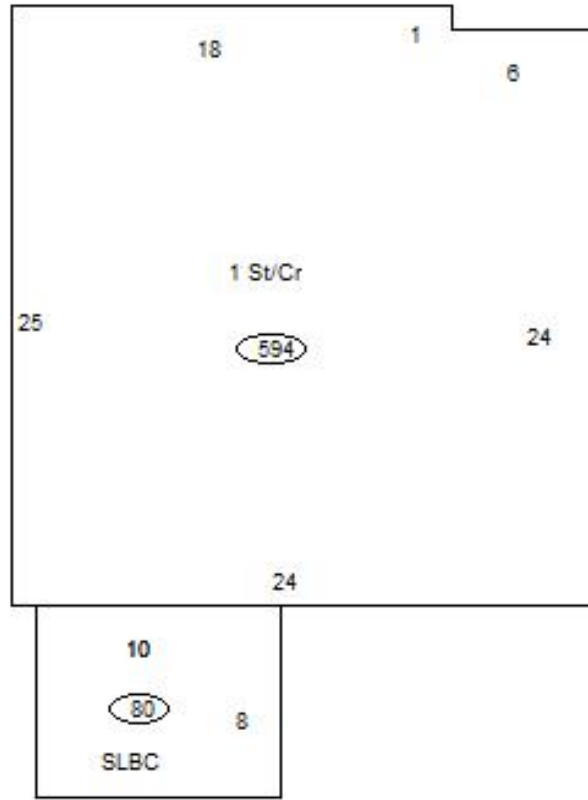
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1	R	1	Crawl	10	1 St/Cr	594	1.000	594
2	M	PRCH		10	SLBC	80	1.000	80
Total Building Area						594		594