




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660010362 <b>Parcel ID</b> 20N15E-10-2-00000-000-0000 <b>Cadastral ID</b> 10-20-15-00900 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 3 <b>Tax Area</b> 4 - VERDIGRIS/VERD FIRE <b>Name ID</b> 323548 CALLAHAN, JOSHUA C & BRITNEY N  7344 E 540 RD UNIT B CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 07344 E 540 RD UNIT B <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 6.21 - Acres <b>Sec/Twn/Rng</b> 10 / 20 / 15 / 2 <b>Neighborhood</b> 2015 - UNPLATTED <b>School District</b> S008 - VERDIGRIS SCHOOLS					 <p>660010362_001.JPG 1/13/2026</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.23224085 -95.70332226 NE NW LESS W 475' N 595' & THE SE NW LYING N OF WATER/L & LESS SOUTHWIND SUB, LESS TR BEG 850.94' W & 595' S NE/C NE NW S 167.53', W 319.39' N 167.53' E 319.39' TO POB																																																																																																																									
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Lot Data		Square-Foot - NBHD 2015 #1		Primary Image	
Lot Size					
Lot Count					
Units Buildable	1				
Non-Ag Acres	7.5912				
Topography					
Street Access					
Utilities					
Amenities	LAND QUALITY		0		
	FLOOD ZONE		0		
Method	Square-Foot				
Base Lot Value	330,673.00 x .31 = 103,359			660010362_001.JPG 1/13/2026	
Factor Value				<b>GRM Approach</b>	
Adjustments	1.0000			GRM Code	
Lot Value	103,359			Gross Rent 0.00	
<b>Residential Data</b>				Indicated Value	
Type	1 Single Family Residence			<b>Multiple Regression</b>	
Condition	4 - Good			MRA Code 1 Test	
Quality	3 - Average			Adusted R 0.8445	
Architecture	TRAD TRADITIONAL			Indicated Value 323,447 133.60 Per SqFt	
Style	100% One Story			<b>Direct Comparables</b>	
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood			Selection Model 1 Res	
Base/Total Area	2,421 / 2,421			Adjustment Model A2 AO Test	
Style	100% One Story			Comparables	
HVAC	100% Warmed & Cooled Air			Indicated Value	
Roof Cover	1 Composition Shingle			<b>Value Reconciliation</b>	
Area on Slab	2,421			Selected Approach Cost Approach	
Fixture/RghIn	14 /			Improvements 249,677	
Bed/F/H Bath	4 / 3.0 /			Lot Value 103,359	
Basement Area				Indicated Value 353,036 145.82 Per SqFt	
Garage Type	441 Attached Garage - Finished 2 Stalls			Agland Value	
Remodel	RMA -			Site Improvements 85,493	
Year/Eff Age	1973 / 21			Total Value 438,529 181.14 Total Value Per SqFt	
<b>Cost Approach</b>				<b>Manual : 01/2025</b>	
Base Cost	102.97	Total Misc Impr	+ 9,584		
Roofing Adj	+ 4.53	Garage Cost	+ 18,200		
Subfloor Adj	+ -2.18	Total RCN	= 332,903		
Heat/Cool Adj	+ 12.64	Depreciation ( 25%)	- 83,226		
Plumbing Adj	+ 8.07	Lump Sums	+ 0		
Basement Adj	+ 0.00	RCNLD	= 249,677		
Adj Base Cost	= 126.03	Lot Value	+ 103,359		
Total Area	x 2,421	Indicated Value	= 353,036		
Adjusted Cost	= 305,119	Value Per SqFt	145.82		

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	24080	30x5		150	26.46	3,969



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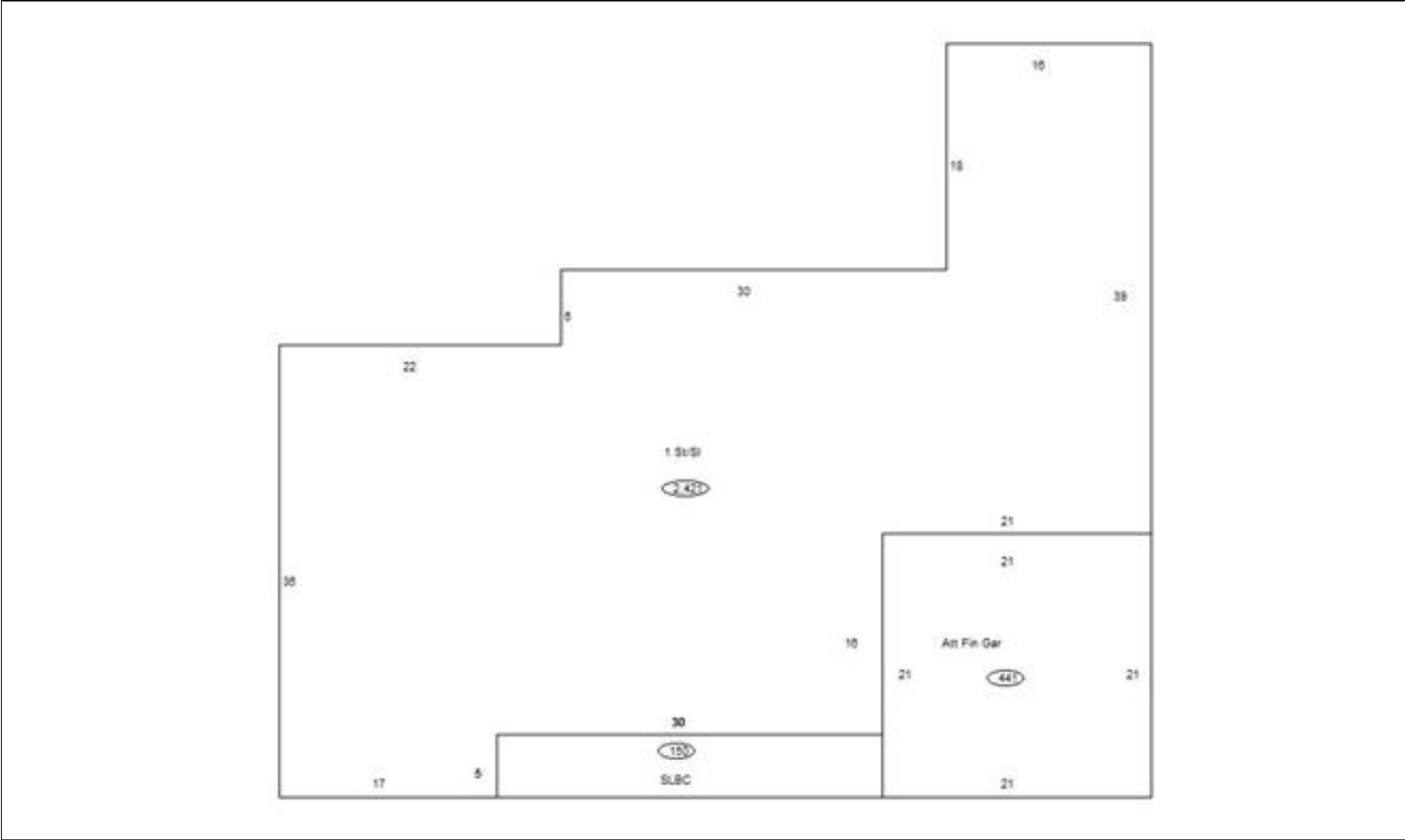
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,421	1.000	2,421
2	G	5		10	Att Fin Gar	441	1.000	441
3	M	PRCH		10	SLBC	150	1.000	150
<b>Total Building Area</b>						2,421		2,421



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	0x0x8	Concrete	Formed Metal	2,100
	Qual	4	Cond 3	Year 2022	Eff Age 3	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (31.45 x 2,100)		66,045	66,045	3,302	62,743
	PATC	Patio - Covered	20x20x8	Concrete	Formed Metal	400
	Qual	3	Cond 3	Year 2022	Eff Age 3	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (14.30 x 400)		5,720	5,720	858	4,862
	BNGP	Barn - General Purpose	35x35x10	Dirt	Formed Metal	1,225
	Qual	3	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 (21.88 x 1,225)		26,803	26,803	13,133	13,670
	GRDT	Garage - Detached	36x20x10	Concrete	Composition Shingle	720
	Qual	2	Cond 2	Year 1973	Eff Age 53	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (74% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (17.31 x 720)		12,463	12,463	9,223	3,240
	LNT0	Lean To - Attached	20x18x8	Concrete	Composition Shingle	360
	Qual	3	Cond 3	Year 1973	Eff Age 40	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (13.58 x 360)		4,889	4,889	3,911	978