




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 22:00:29
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Assessment Data					Primary Image																																																																																																																				
Account 660010365 Parcel ID 20N15E-10-1-00000-000-0000 Cadastral ID 10-20-15-01120 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 298803 LESTER, DONNY R & SHANNON L 15551 S HWY 66 CLAREMORE OK 74017-0000 Parcel Location Situs 07752 E 540 RD Subdivision Lot/Block / Parcel Size 1.19 - Acres Sec/Twn/Rng 10 / 20 / 15 / 1 Neighborhood 2015 - UNPLATTED School District S008 - VERDIGRIS SCHOOLS					 <p>660010365_001.JPG 1/13/2026</p>																																																																																																																				
Legal Description Lat/Long: 36.23445529 -95.69495668 TR IN NE NE BEG: NE/C, W 1173. 04' TO POB, S 370', W 140', N 370', E 140' 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 1.215 Topography Street Access Utilities Amenities LAND QUALITY 0 FLOOD ZONE 0 Method Square-Foot Base Lot Value 52,924.00 x .58 = 30,502 Factor Value Adjustments 1.0000 Lot Value 30,502		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,440 / 1,440
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,440
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 1.0 / 1.0
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1989 / 28

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	112,675	78.25	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	94,157		
Lot Value	30,502		
Indicated Value	124,659	86.57	Per SqFt
Agland Value			
Site Improvements	6,265		
Total Value	130,924	90.92	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	84.41	Total Misc Impr	+ 2,374				
Roofing Adj	+ 3.84	Garage Cost	+ 0				
Subfloor Adj	+ 0.00	Total RCN	= 156,929				
Heat/Cool Adj	+ 10.30	Depreciation (40%)	- 62,772				
Plumbing Adj	+ 8.78	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 94,157				
Adj Base Cost	= 107.33	Lot Value	+ 30,502				
Total Area	x 1,440	Indicated Value	= 124,659				
Adjusted Cost	= 154,555	Value Per SqFt	86.57				

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	24089	16x4		64	21.09		1,350
PATO	SLAB PORCH - OPEN	24090	10x10		100	10.24		1,024



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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	1,440	1.000	1,440
2	M	PRCH		10	SLBC	64	1.000	64
3	M	PATO		10	Open Slab	100	1.000	100
Total Building Area						1,440		1,440



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x8x8	Plank	Composition Shingle	96
	Qual 3	Cond 3	Year 2000	Eff Age 20		
		Valuation Summary	Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
		Base Cost (27.79 x 96)	2,668		2,668	1,574
	GRDT	Garage - Detached	28x24x8	Concrete	Composition Shingle	672
	Qual 2	Cond 3	Year 1989	Eff Age 28		
		Valuation Summary	Modifier Total	RCN	Depr (56% Phys/ % Func)	RCNLD
		Base Cost (17.49 x 672)	11,753		11,753	6,582