



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																																																																																																																				
Account 660010366 Parcel ID 20N15E-10-2-00000-000-0000 Cadastral ID 10-20-15-01200 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 325897 KRUEGER, KEVIN P & JAMIE M REVOCABLE LIVING TRUST 7344 A E 540 RD CLAREMORE OK 74019-0000 Parcel Location Situs 07344 E 540 RD UNIT A Subdivision Lot/Block / Parcel Size 1.22 - Acres Sec/Twn/Rng 10 / 20 / 15 / 2 Neighborhood 2015 - UNPLATTED School District S008 - VERDIGRIS SCHOOLS					<p>660010366_001.JPG 1/13/2026</p>																																																																																																																				
Legal Description Lat/Long: 36.23310300 -95.70306082 TR IN NE NW BEG: AT A PT 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 1.1532 Topography Street Access Utilities Amenities LAND QUALITY 0 FLOOD ZONE 0 Method Square-Foot Base Lot Value 50,233.00 x .59 = 29,561 Factor Value Adjustments 1.0000 Lot Value 29,561		 <p>660010366 10/27/25</p> <p>660010366_001.JPG 1/13/2026</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	20% Veneer, Stone 80% Frame, Siding, Wood
Base/Total Area	1,482 / 2,598
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,482
Fixture/RghIn	18 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	704 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1982 / 33

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	314,694 121.13 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	213,295
Lot Value	29,561
Indicated Value	242,856 93.48 Per SqFt
Agland Value	
Site Improvements	
Total Value	242,856 93.48 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	94.76	Total Misc Impr	+ 7,723
Roofing Adj	+ 3.25	Garage Cost	+ 32,954
Subfloor Adj	+ -2.09	Total RCN	= 355,970
Heat/Cool Adj	+ 14.47	Depreciation (41%)	- 145,948
Plumbing Adj	+ 10.97	Lump Sums	+ 3,273
Basement Adj	+ 0.00	RCNLD	= 213,295
Adj Base Cost	= 121.36	Lot Value	+ 29,561
Total Area	x 2,598	Indicated Value	= 242,856
Adjusted Cost	= 315,293	Value Per SqFt	93.48

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
PATO	SLAB PORCH - OPEN	24093	10x10		100	12.93		1,293
WODO	WOOD DECK - OPEN	24094	30x6		180	25.98	30%	3,273



Rogers

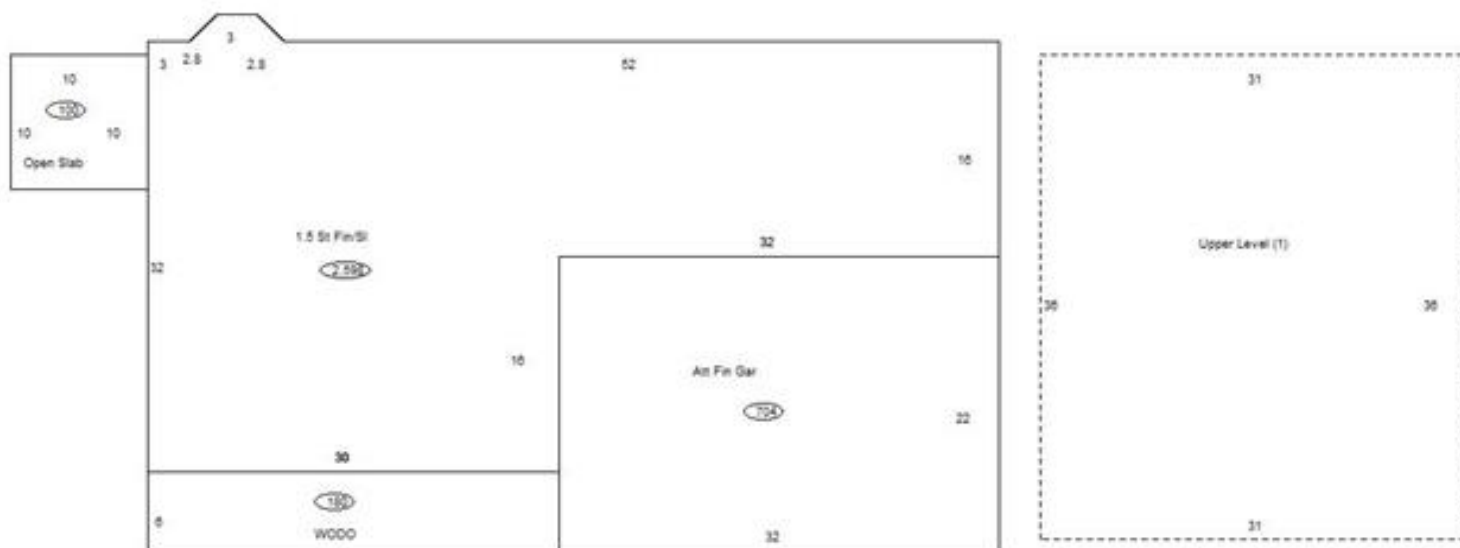
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Sketch Image

660010366



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	1,482	1.753	2,598
2	G	5		10	Att Fin Gar	704	1.000	704
3	M	PATO		10	Open Slab	100	1.000	100
4	M	WODO		10	WODO	180	1.000	180
5	U	^UL		10	Upper Level (1)	1,116	1.000	1,116
Total Building Area						1,482		2,598