




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 05:07:21  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660010372 <b>Parcel ID</b> 000000-00-0-00534-001-0006 <b>Cadastral ID</b> 10-20-15-01260 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 3 <b>Tax Area</b> 4 - VERDIGRIS/VERD FIRE <b>Name ID</b> 312358 BECKETT, KATHERINE A  26088 S NEWPORT RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 26088 S NEWPORT RD <b>Subdivision</b> NEWPORT ESTATES <b>Lot/Block</b> 0006 / 0001 <b>Parcel Size</b> 1.5 - Lots <b>Sec/Twn/Rng</b> 10 / 20 / 15 / 5 <b>Neighborhood</b> 1046 - R-V03-SW VERDIGRIS <b>School District</b> S008 - VERDIGRIS SCHOOLS					 <p>660010372_003.JPG 1/13/2026</p>																																																																																																																				
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Lot Data	Square-Foot - NBHD 1046 #1	Primary Image
Lot Size		 <p>660010372 10/27/25</p> <p>660010372_003.JPG 1/13/2026</p>
Lot Count		
Units Buildable	1	
Non-Ag Acres	3.6151	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	157,475.00 x .42 = 65,505	
Factor Value		
Adjustments	1.0000	
Lot Value	65,505	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,861 / 2,861
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,861
Fixture/RghIn	16 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1973 / 40

Cost Approach		Manual : 01/2025	
Base Cost	88.01	Total Misc Impr	+ 47,281
Roofing Adj	+ 3.59	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 356,898
Heat/Cool Adj	+ 10.30	Depreciation ( 50%)	- 178,449
Plumbing Adj	+ 6.32	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 178,449
Adj Base Cost	= 108.22	Lot Value	+ 65,505
Total Area	x 2,861	Indicated Value	= 243,954
Adjusted Cost	= 309,617	Value Per SqFt	85.27

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	235,988	82.48	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	178,449		
Lot Value	65,505		
Indicated Value	243,954	85.27	Per SqFt
Agland Value			
Site Improvements	75,260		
Total Value	319,214	111.57	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	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	24120	7x5		35	21.18		741
PRCH	SLAB PORCH - COVERED	24121	24x24		576	19.80		11,405
EPSW	ENCLOSED PORCH - SOLID WALL	24122	42x14		588	51.97		30,558



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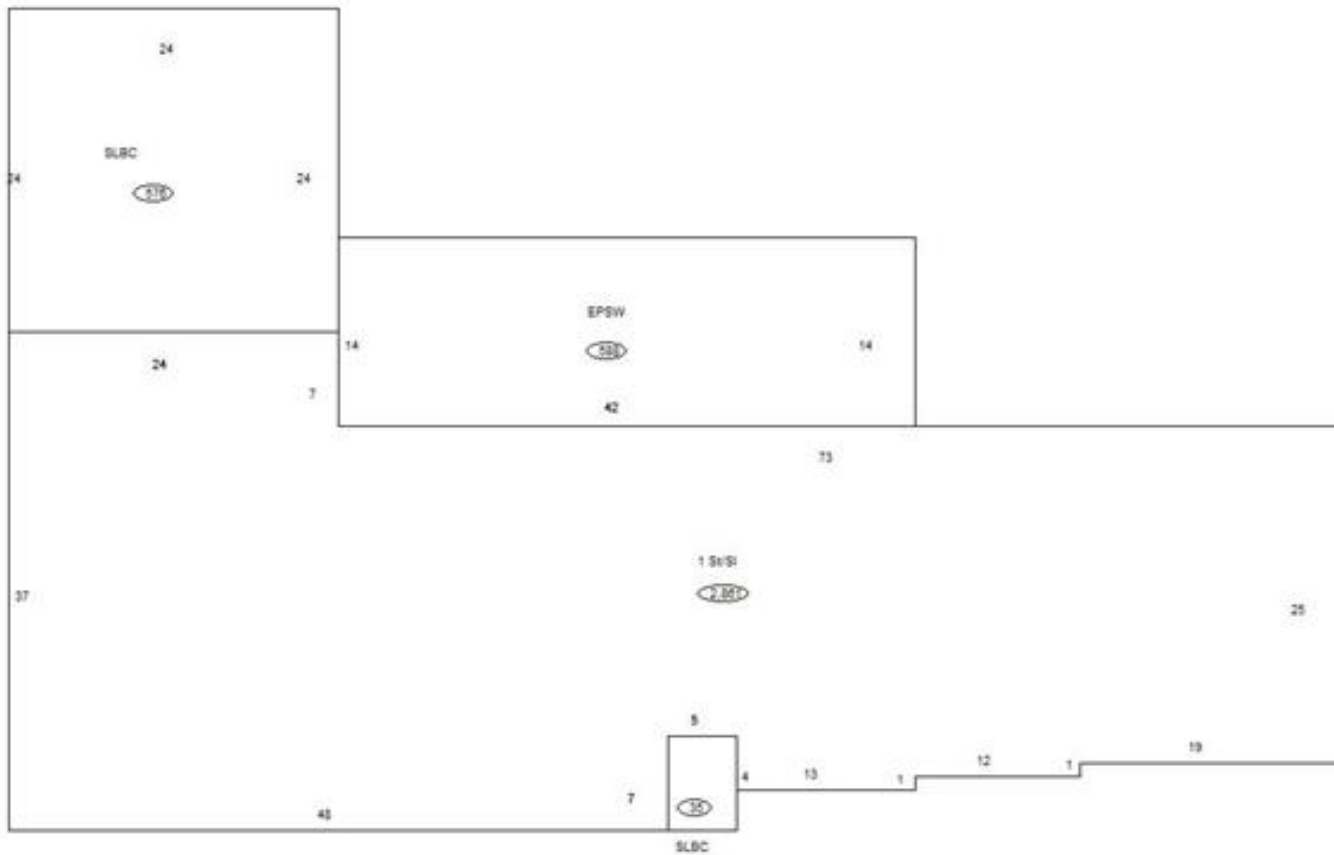
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### Sketch Image

660010372



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,861	1.000	2,861
2	M	PRCH		10	SLBC	35	1.000	35
3	M	PRCH		10	SLBC	576	1.000	576
4	M	EPSW		10	EPSW	588	1.000	588
<b>Total Building Area</b>						<b>2,861</b>		<b>2,861</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	Shop Building	30x30x20	Concrete	Formed Metal	1,200	
	Qual	4	Cond 3	Year 2024	Eff Age 2		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (3% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (40.48 x 1,200)	48,576		48,576	1,457	47,119
	CPAT	Carport - Attached	20x30x10	Concrete	Formed Metal	600	
	Qual	3	Cond 3	Year 2024	Eff Age 2		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (12% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (10.06 x 600)	6,036		6,036	724	5,312
	CPAT	Carport - Attached	30x30x10	Concrete	Formed Metal	900	
	Qual	3	Cond 3	Year 2024	Eff Age 2		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (12% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (10.06 x 900)	9,054		9,054	1,086	7,968
	PRCH	Porch	10x30x10	Concrete	Formed Metal	300	
	Qual	3	Cond 3	Year 2024	Eff Age 2		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (25.99 x 300)	7,797		7,797	780	7,017
	BALW	Balcony - Wood	10x30x10	Plank	Formed Metal	300	
	Qual	3	Cond 3	Year 2024	Eff Age 1		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (2% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (26.68 x 300)	8,004		8,004	160	7,844
	SPLG	SWIM VINYL - NCV	30x16x0			480	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (52.12 x 480)	25,018		25,018	25,018	