



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660010374 <b>Parcel ID</b> 000000-00-0-00534-001-0008 <b>Cadastral ID</b> 10-20-15-01280 <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> 305430 LOGAN, BENJAMIN A &  SUNSHYN R 26097 S NEWPORT RD CLAREMORE OK 74019-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 26097 S NEWPORT RD <b>Subdivision</b> NEWPORT ESTATES <b>Lot/Block</b> 0008 / 0001 <b>Parcel Size</b> 1 - 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																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.23384329 -95.69627577					<b>Building Permits</b> <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 1046 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 2.4145 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> 0  <b>Method</b> Square-Foot <b>Base Lot Value</b> 105,175.00 x .50 = 52,430 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 52,430		 <p>660010374 10/27/25</p> <p>660010374_001.JPG 1/13/2026</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	1,710 / 1,710
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,710
<b>Fixture/RghIn</b>	13 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	504 Attached Garage - Finished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	1973 / 40



GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression	
<b>MRA Code</b>	1 Test
<b>Adjusted R</b>	0.8445
<b>Indicated Value</b>	161,421 94.40 Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	2
<b>Indicated Value</b>	173,070 Per SqFt

Cost Approach				Manual : 01/2025	
<b>Base Cost</b>	96.53	<b>Total Misc Impr</b>	+	8,318	
<b>Roofing Adj</b>	+ 3.95	<b>Garage Cost</b>	+	14,707	
<b>Subfloor Adj</b>	+ 0.00	<b>Total RCN</b>	=	227,285	
<b>Heat/Cool Adj</b>	+ 10.30	<b>Depreciation ( 50%)</b>	-	113,643	
<b>Plumbing Adj</b>	+ 8.67	<b>Lump Sums</b>	+	0	
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	113,642	
<b>Adj Base Cost</b>	= 119.45	<b>Lot Value</b>	+	52,430	
<b>Total Area</b>	x 1,710	<b>Indicated Value</b>	=	166,072	
<b>Adjusted Cost</b>	= 204,260	<b>Value Per SqFt</b>		97.12	

Value Reconciliation	
<b>Selected Approach</b>	Cost Approach
<b>Improvements</b>	113,642
<b>Lot Value</b>	52,430
<b>Indicated Value</b>	166,072 97.12 Per SqFt
<b>Agland Value</b>	
<b>Site Improvements</b>	12,138
<b>Total Value</b>	178,210 104.22 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	24130	14x5		70	21.07		1,475
PATO	SLAB PORCH - OPEN	118944	272		272	8.33		2,266



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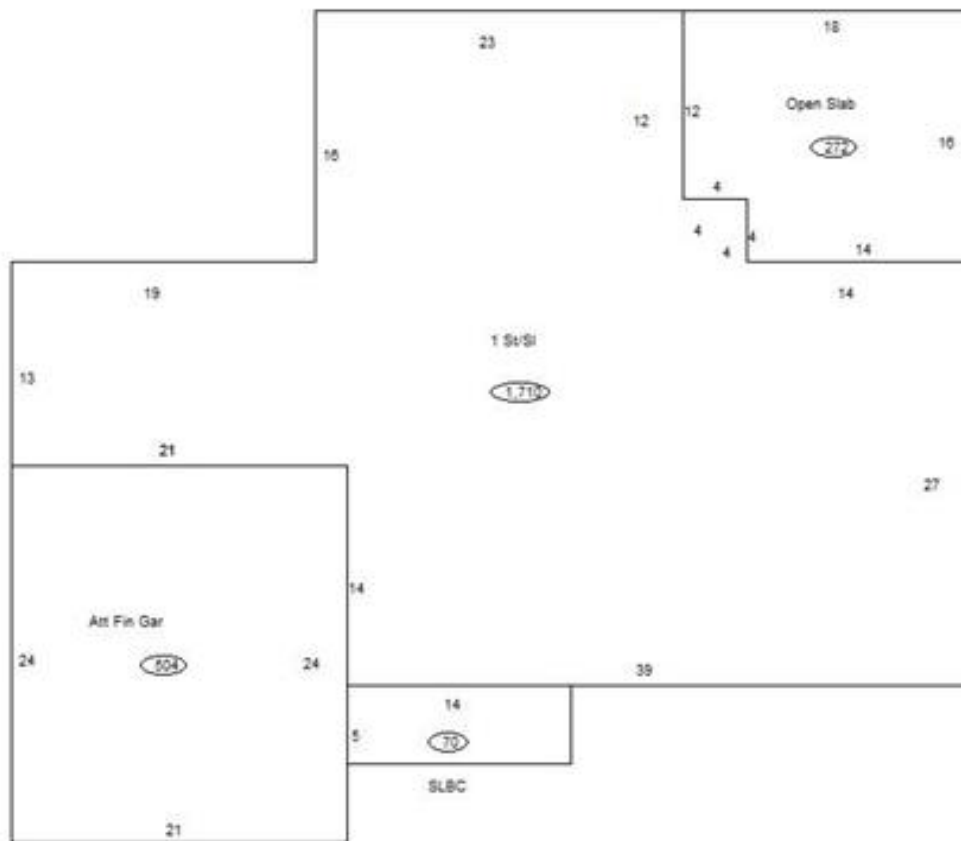
Date 04/18/2026

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Sketch Image

660010374



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,710	1.000	1,710
2	G	5		10	Att Fin Gar	504	1.000	504
3	M	PRCH		10	SLBC	70	1.000	70
4	M	PATO		10	Open Slab	272	1.000	272
<b>Total Building Area</b>						<b>1,710</b>		<b>1,710</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable - NCV	20x18x8	Dirt	Formed Metal	360
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.20 x 360)	1,512		1,512	1,512	
	SPLG	Swimming Pool - In Ground VINYL	0x0x0			472
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (65% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (52.24 x 472)	24,657		24,657	16,027	8,630
	SHDS	Shed - Small	20x10x8	Plank	Formed Metal	200
	Qual	2	Cond 2	Year 2000	Eff Age 26	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (19.52 x 200)	3,904		3,904	2,733	1,171
	LNT0	Lean To - Attached	20x10x8	Dirt	Formed Metal	200
	Qual	2	Cond 2	Year 2000	Eff Age 26	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (8.42 x 200)	1,684		1,684	1,347	337
	SHIP	Shipping/Storage Container	8x40x8			320
	Qual	0	Cond	Year 0	Eff Age 0	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ 0% Func)</b>	<b>RCNLD</b>
	Base Cost (6.25 x 320)	2,000		2,000		2,000