



# 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> 660010386 <b>Parcel ID</b> 000000-00-0-00771-001-0001 <b>Cadastral ID</b> 10-20-15-01400 <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> 308329 SUTER, JIMMY F & CAROLYN  26004 DURANGO DR CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 26004 DURANGO DR <b>Subdivision</b> SOUTHWIND <b>Lot/Block</b> 0001 / 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> Lot/Long: 36.23460431 -95.70199910																																																																																																																									
<b>Legal Description</b> LOT 1 BLOCK 1 SOUTHWIND					<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> </td> <td> </td> <td> </td> <td> </td> <td> </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> 1.151 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> 0  <b>Method</b> Square-Foot <b>Base Lot Value</b> 50,138.00 x .70 = 34,972 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 34,972		 <p>660010386 10/27/25</p> <p>660010386_001.JPG 1/13/2026</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	2,252 / 2,252
<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>	2,252
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	
<b>Year/Eff Age</b>	1978 / 36

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	104.80	<b>Total Misc Impr</b>	+ 13,276				
<b>Roofing Adj</b>	+ 4.58	<b>Garage Cost</b>	+ 0				
<b>Subfloor Adj</b>	+ -2.19	<b>Total RCN</b>	= 298,627				
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 43%)</b>	- 128,410				
<b>Plumbing Adj</b>	+ 6.88	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 170,217				
<b>Adj Base Cost</b>	= 126.71	<b>Lot Value</b>	+ 34,972				
<b>Total Area</b>	x 2,252	<b>Indicated Value</b>	= 205,189				
<b>Adjusted Cost</b>	= 285,351	<b>Value Per SqFt</b>	91.11				

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>Adusted R</b>	0.8445		
<b>Indicated Value</b>	194,218	86.24	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>	181,970		Per SqFt

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	170,217		
<b>Lot Value</b>	34,972		
<b>Indicated Value</b>	205,189	91.11	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	3,585		
<b>Total Value</b>	208,774	92.71	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	24166	214		214	26.26		5,620
PATO	SLAB PORCH - OPEN	24167	192		192	10.63		2,041



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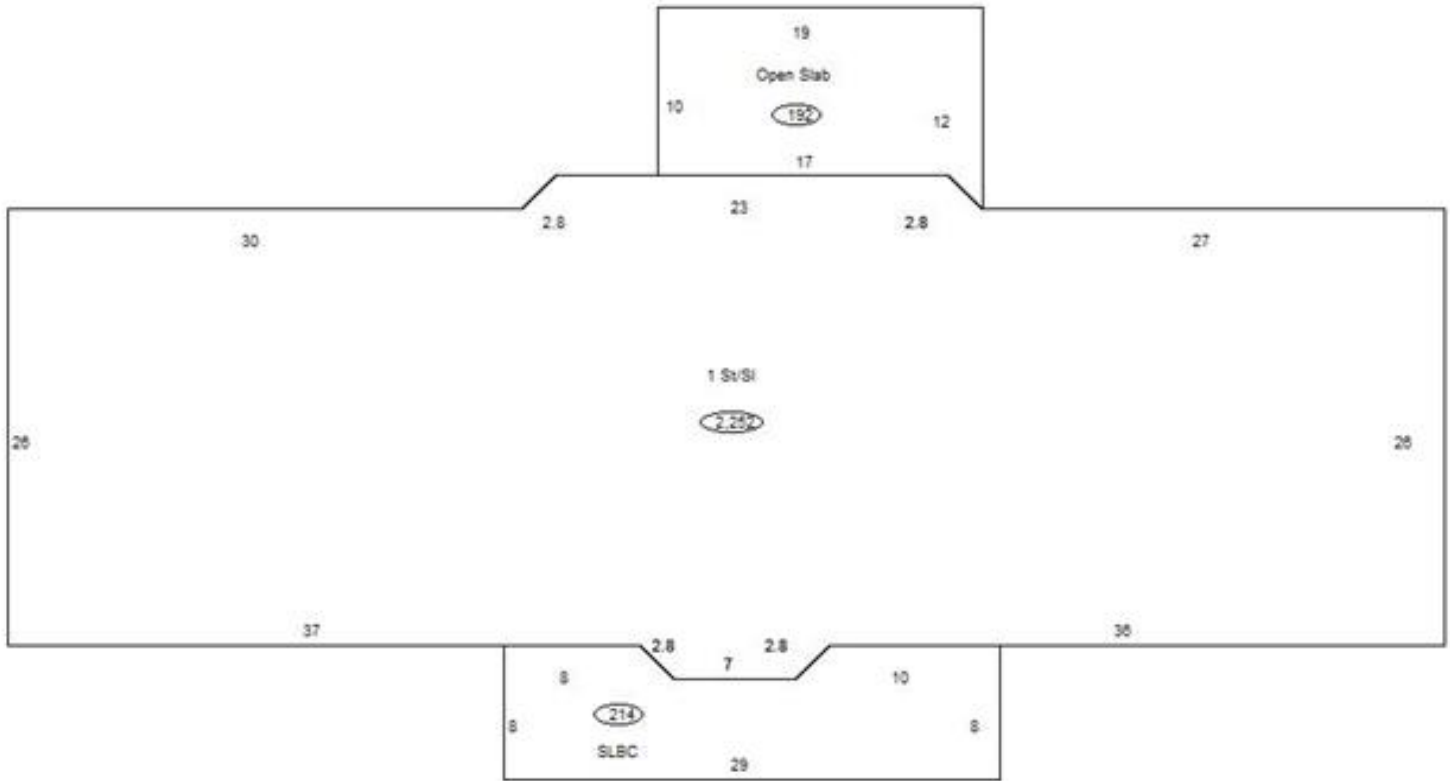
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Sketch Image

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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	2,252	1.000	2,252
2	M	PRCH		10	SLBC	214	1.000	214
3	M	PATO		10	Open Slab	192	1.000	192
<b>Total Building Area</b>						2,252		2,252



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable - NCV	20x18x8	Concrete	Formed Metal	360
	Qual	3	Cond 3	Year 2025	Eff Age 1	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (5.05 x 360)	1,818		1,818	1,818
	SHDS	Shed - Small	12x10x8	Plank	Composition Shingle	120
	Qual	2	Cond 3	Year 2020	Eff Age 5	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (23% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (20.98 x 120)	2,518		2,518	579
						1,939
	SHDS	Shed - Small	10x12x8	Plank	Formed Metal	120
	Qual	2	Cond 3	Year 2015	Eff Age 8	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (37% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (21.77 x 120)	2,612		2,612	966
						1,646