



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:34:32
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Assessment Data					Primary Image																																																																																																																				
Account 660010403 Parcel ID 000000-00-0-00771-001-0018 Cadastral ID 10-20-15-01570 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 329891 STEGALL, DAVID J & MANDOLIN 7352 E SONORA RD CLAREMORE OK 74019-0000 Parcel Location Situs 07352 SONORA RD Subdivision SOUTHWIND Lot/Block 0018 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 10 / 20 / 15 / 5 Neighborhood 1046 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>660010403_001.JPG 1/13/2026</p>																																																																																																																				
Legal Description Lot/Long: 36.23138966 -95.70215323																																																																																																																									
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Lot Data	Square-Foot - NBHD 1046 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.2833	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	55,902.00 x .66 = 36,990	
Factor Value		
Adjustments	1.0000	
Lot Value	36,990	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,057 / 2,057
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,057
Fixture/RghIn	12 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	660 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1977 / 37

Cost Approach				Manual : 01/2025			
Base Cost	112.04	Total Misc Impr	+	24,197			
Roofing Adj	+ 5.35	Garage Cost	+	31,172			
Subfloor Adj	+ -3.40	Total RCN	=	338,906			
Heat/Cool Adj	+ 14.47	Depreciation (44%)	-	149,119			
Plumbing Adj	+ 9.38	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	189,787			
Adj Base Cost	= 137.84	Lot Value	+	36,990			
Total Area	x 2,057	Indicated Value	=	226,777			
Adjusted Cost	= 283,537	Value Per SqFt		110.25			



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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	269,039	130.79	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	240,500		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	189,787		
Lot Value	36,990		
Indicated Value	226,777	110.25	Per SqFt
Agland Value			
Site Improvements	9,464		
Total Value	236,241	114.85	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	24238	11x4		44	29.39		1,293
EPSW	ENCLOSED PORCH - SOLID WALL	24239	218		218	75.57		16,474



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	Garage - Detached	26x20x10	Concrete	Formed Metal	520
	Qual	3	Cond 3	Year 2005	Eff Age 16	
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
	Base Cost (28.89 x 520)		15,023	15,023	5,559	9,464
	SHDS	Shed - Small - NCV	18x12x8	Plank	Formed Metal	216
	Qual	2	Cond 2	Year 2005	Eff Age 21	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (19.25 x 216)		4,158	4,158	4,158	