



# 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> 660011440 <b>Parcel ID</b> 000000-00-0-00747-002-0003 <b>Cadastral ID</b> 11-20-15-01560 <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> 257797 LAWRENCE, BOBBY RAY &  MARY ELLEN 26156 S WILLOW RD CLAREMORE OK 74019-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 26156 S WILLOW RD <b>Subdivision</b> SILVERWOOD ESTATES <b>Lot/Block</b> 0003 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 11 / 20 / 15 / 5 <b>Neighborhood</b> 1116 - R-V03-SW VERDIGRIS <b>School District</b> S008 - VERDIGRIS SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.23266968 -95.67666015 LOT 3 BLOCK 2 SILVERWOOD ESTATES					<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 1116 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 1.0491 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 45,699.00 x 1.36 = 62,054 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 62,054		 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-1-4\IMG_0027. 1/6/2022</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>	70% Veneer, Masonry 30% Frame, Siding, Vinyl
<b>Base/Total Area</b>	2,106 / 2,106
<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>	2,106
<b>Fixture/RghIn</b>	14 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	750 Attached Garage - Finished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	1976 / 38



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>	255,856	121.49	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	3
<b>Indicated Value</b>	322,440 Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	103.56	<b>Total Misc Impr</b>	+ 32,147				
<b>Roofing Adj</b>	+ 4.64	<b>Garage Cost</b>	+ 28,005				
<b>Subfloor Adj</b>	+ -2.19	<b>Total RCN</b>	= 329,552				
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 45%)</b>	- 148,298				
<b>Plumbing Adj</b>	+ 9.27	<b>Lump Sums</b>	+ 3,736				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 184,990				
<b>Adj Base Cost</b>	= 127.92	<b>Lot Value</b>	+ 62,054				
<b>Total Area</b>	x 2,106	<b>Indicated Value</b>	= 247,044				
<b>Adjusted Cost</b>	= 269,400	<b>Value Per SqFt</b>	117.30				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	184,990		
<b>Lot Value</b>	62,054		
<b>Indicated Value</b>	247,044	117.30	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	10,784		
<b>Total Value</b>	257,828	122.43	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	26875		170	170	26.40		4,488
PRCH	SLAB PORCH - COVERED	26877	14x7		98	26.62		2,609
PRCH	SLAB PORCH - COVERED	26878	56x14		784	24.79		19,435
WODO	WOOD DECK - OPEN	26879	15x12		180	23.06	10%	3,736



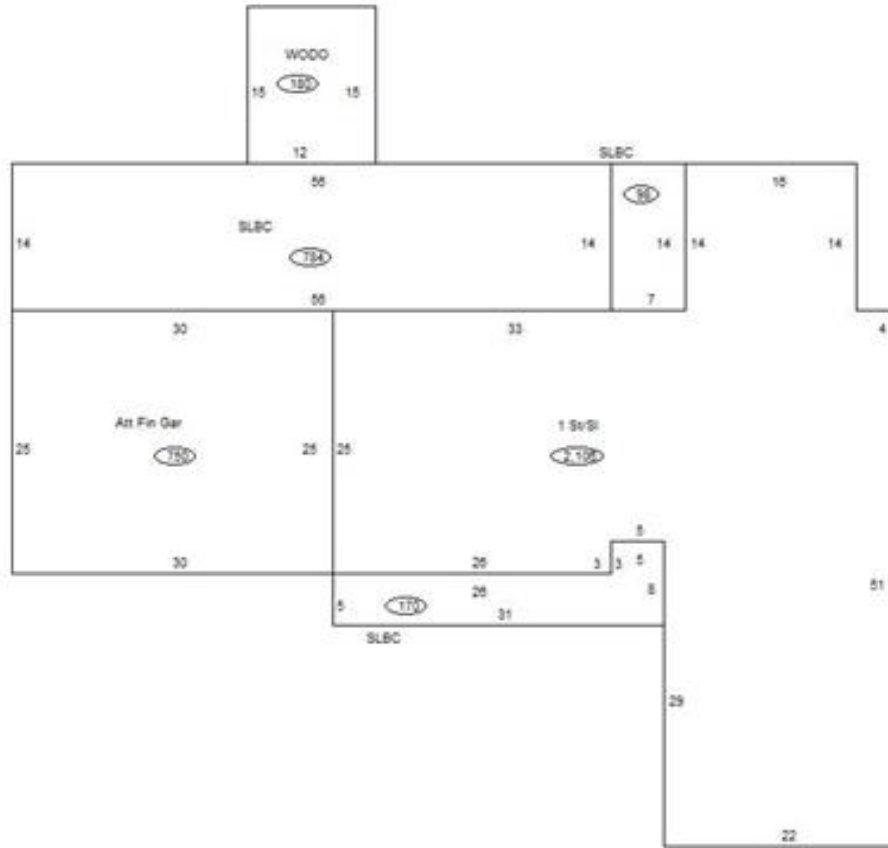
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Sketch Image

660011440



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,106	1.000	2,106
2	M	PRCH		13	SLBC	170	1.000	170
3	G	5		13	Att Fin Gar	750	1.000	750
4	M	PRCH		13	SLBC	98	1.000	98
5	M	PRCH		13	SLBC	784	1.000	784
6	M	WODO		13	WODO	180	1.000	180
<b>Total Building Area</b>						<b>2,106</b>		<b>2,106</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LNT0	Lean To - Attached	10x24x6	Dirt	Composition Shingle	240
	Qual 3	Cond 3	Year 2010	Eff Age 12		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (52% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (9.44 x 240)	2,266		2,266	1,178	1,088
	BNGP	Barn - General Purpose	18x24x8	Dirt	Composition Shingle	432
	Qual 2	Cond 3	Year 2005	Eff Age 16		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (37% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (19.63 x 432)	8,480		8,480	3,138	5,342
	LNT0	Lean To - Attached	10x24x6	Dirt	Composition Shingle	240
	Qual 2	Cond 3	Year 2005	Eff Age 16		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (60% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (8.42 x 240)	2,021		2,021	1,213	808
	CPRV	Carport - RV	25x40x12	Concrete	Formed Metal	1,000
	Qual 3	Cond 3	Year 2000	Eff Age 20		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (69% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (11.44 x 1,000)	11,440		11,440	7,894	3,546