



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 660011443 Parcel ID 000000-00-0-00747-002-0006 Cadastral ID 11-20-15-01590 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 174384 BOATMAN, JAMES & EVIE L 26202 S WILLOW RD CLAREMORE OK 74019-0000					<p>660011443 10/03/25</p> <p>660011443_001.JPG 10/15/2025</p>																																																																																																																				
Parcel Location Situs 26202 S WILLOW RD Subdivision SILVERWOOD ESTATES Lot/Block 0006 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 11 / 20 / 15 / 5 Neighborhood 1116 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.23166404 -95.67666193 LOT 6 BLOCK 2 SILVERWOOD ESTATES					Building Permits <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 1116 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.0141 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 44,174.00 x 1.39 = 61,291 Factor Value Adjustments 1.0000 Lot Value 61,291		 <p>660011443 10/03/25</p> <p>660011443_001.JPG 10/15/2025</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	60% Veneer, Stone 40% Frame, Siding, Vinyl
Base/Total Area	2,236 / 2,236
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,236
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 1.0 / 1.0
Basement Area	
Garage Type	748 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1976 / 38

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 256,937 114.91 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 3 Indicated Value 328,520 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	104.63	Total Misc Impr	+ 15,175	Roofing Adj	+ 4.58	Garage Cost	+ 27,930
Subfloor Adj	+ -2.19	Total RCN	= 330,207	Heat/Cool Adj	+ 12.64	Depreciation (45%)	- 148,593
Plumbing Adj	+ 8.74	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 181,614
Adj Base Cost	= 128.40	Lot Value	+ 61,291	Total Area	x 2,236	Indicated Value	= 242,905
		Value Per SqFt	108.63	Adjusted Cost	= 287,102		

Value Reconciliation
Selected Approach Cost Approach Improvements 181,614 Lot Value 61,291 Indicated Value 242,905 108.63 Per SqFt Agland Value Site Improvements 2,474 Total Value 245,379 109.74 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	26892	17x5		85	26.66	2,266
PRCH	SLAB PORCH - COVERED	26893	28x10		280	26.05	7,294



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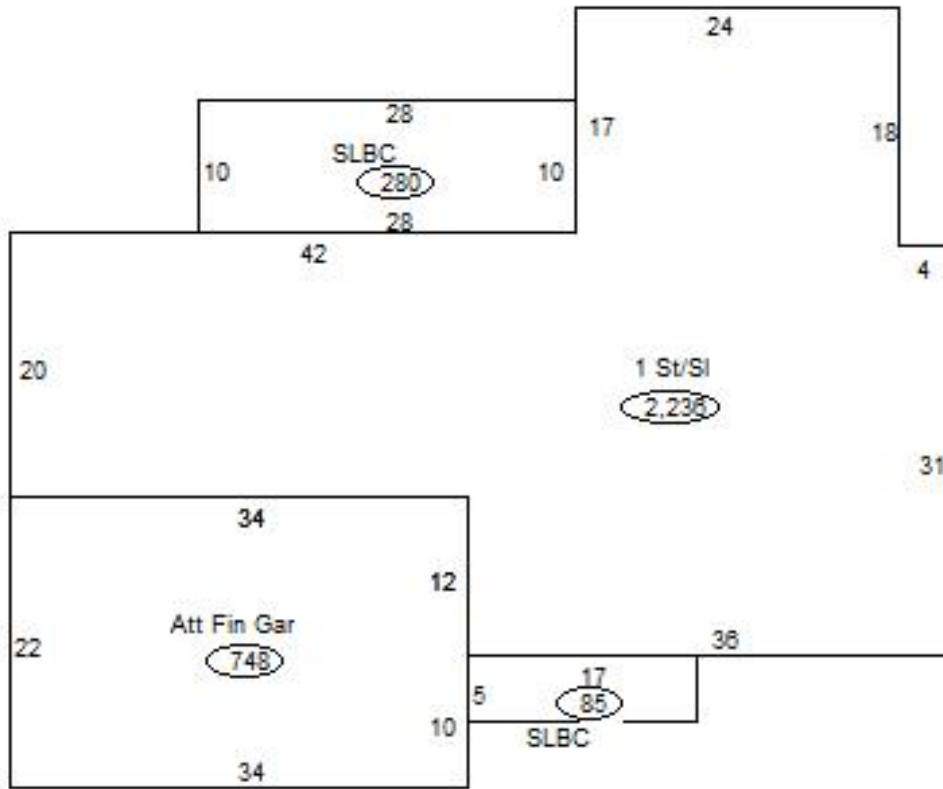
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1 St/SI	2,236	1.000	2,236
2	G	5		20	Att Fin Gar	748	1.000	748
3	M	PRCH		20	SLBC	85	1.000	85
4	M	PRCH		20	SLBC	280	1.000	280
Total Building Area						2,236		2,236



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable - NCV	25x20x12	Concrete	Formed Metal	500
	Qual 3	Cond 3	Year 2025	Eff Age 1		
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)		RCNLD
Base Cost (6.24 x 500)		3,120		3,120	3,120	
	SHDS	Shed - Small	16x16x8	Plank	Formed Metal	256
	Qual 2	Cond 3	Year 2010	Eff Age 12		
Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)		RCNLD
Base Cost (17.90 x 256)		4,582		4,582	2,108	2,474