



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:22:08
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Assessment Data					Primary Image																																																																																																																				
Account 660011444 Parcel ID 000000-00-0-00747-002-0007 Cadastral ID 11-20-15-01600 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 344079 CHIVERS, DEREK & TIARA 26226 S WILLOW RD CLAREMORE OK 74019-0000 Parcel Location Situs 26226 S WILLOW RD Subdivision SILVERWOOD ESTATES Lot/Block 0007 / 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 Lot/Long: 36.23133921 -95.67668510 LOT 7 BLOCK 2 SILVERWOOD ESTATES																																																																																																																									
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Lot Data		Square-Foot - NBHD 1116 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.0134		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	44,143.00 x 1.39 = 61,276		
Factor Value			
Adjustments	1.6174		
Lot Value	99,109		



660011444_001.JPG 10/15/2025

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,559 / 2,559
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,559
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	484 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1977 / 37

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	256,631	100.29	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	326,910		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	100.20	Total Misc Impr	+ 6,099				
Roofing Adj	+ 4.37	Garage Cost	+ 19,457				
Subfloor Adj	+ -2.19	Total RCN	= 339,417				
Heat/Cool Adj	+ 12.64	Depreciation (44%)	- 149,343				
Plumbing Adj	+ 7.63	Lump Sums	+ 2,906				
Basement Adj	+ 0.00	RCNLD	= 192,980				
Adj Base Cost	= 122.65	Lot Value	+ 99,109				
Total Area	x 2,559	Indicated Value	= 292,089				
Adjusted Cost	= 313,861	Value Per SqFt	114.14				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	192,980		
Lot Value	99,109		
Indicated Value	292,089	114.14	Per SqFt
Agland Value			
Site Improvements	1,068		
Total Value	293,157	114.56	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	26896	6x3		18	26.87		484
WODO	WOOD DECK - OPEN	26897	180		180	23.06	30%	2,906



Rogers

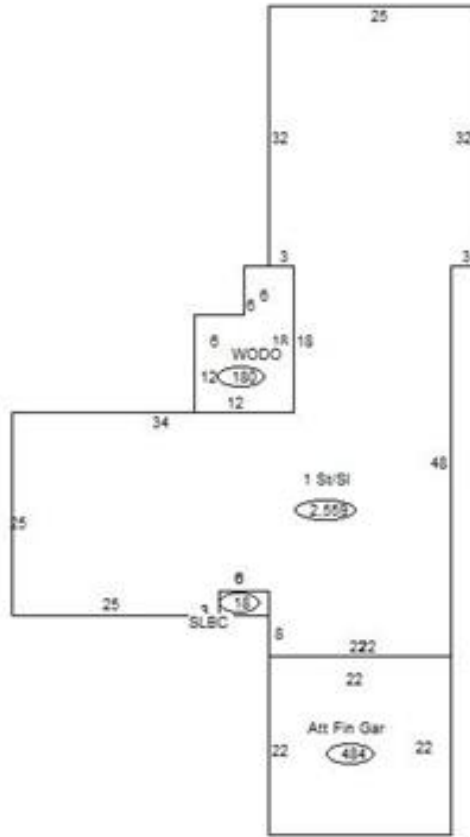
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Sketch Image

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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	2,559	1.000	2,559
2	G	5		20	Att Fin Gar	484	1.000	484
3	M	PRCH		20	SLBC	18	1.000	18
4	M	WODO		20	WODO	180	1.000	180
Total Building Area						2,559		2,559



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x10x8	Plank	Formed Metal	80
	Qual	2	Cond 3	Year 2010	Eff Age 12	
Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)		RCNLD
Base Cost (24.71 x 80)		1,977		1,977 909		1,068