




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 660011462 Parcel ID 000000-00-0-00747-004-0004 Cadastral ID 11-20-15-01780 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 175834 COLE, EDDYTHE E TRUSTEE 26167 S WILLOW RD CLAREMORE OK 74019-0000 Parcel Location Situs 26167 S WILLOW RD Subdivision SILVERWOOD ESTATES Lot/Block 0004 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 11 / 20 / 15 / 5 Neighborhood 1116 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					 <p>660011462_001.JPG 10/15/2025</p>																																																																																																																				
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Lot Data	Square-Foot - NBHD 1116 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.0524 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 45,843.00 x 1.36 = 62,126 Factor Value Adjustments 1.0000 Lot Value 62,126		 <p>660011462 10/03/25</p> <p>660011462_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	100% Veneer, Masonry
Base/Total Area	1,991 / 1,991
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,991
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	528 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 231,703 116.38 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 4 Indicated Value 280,400 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	107.59	Total Misc Impr	+ 18,893	Roofing Adj	+ 4.70	Garage Cost	+ 20,840
Subfloor Adj	+ -2.19	Total RCN	= 303,640	Heat/Cool Adj	+ 12.64	Depreciation (44%)	- 133,602
Plumbing Adj	+ 9.81	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 170,038
Adj Base Cost	= 132.55	Lot Value	+ 62,126	Total Area	x 1,991	Indicated Value	= 232,164
		Value Per SqFt	116.61	Adjusted Cost	= 263,907		

Value Reconciliation
Selected Approach Cost Approach Improvements 170,038 Lot Value 62,126 Indicated Value 232,164 116.61 Per SqFt Agland Value Site Improvements 14,021 Total Value 246,185 123.65 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	26976	18x4		72	26.70		1,922
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	26977	25x16		400	28.39		11,356



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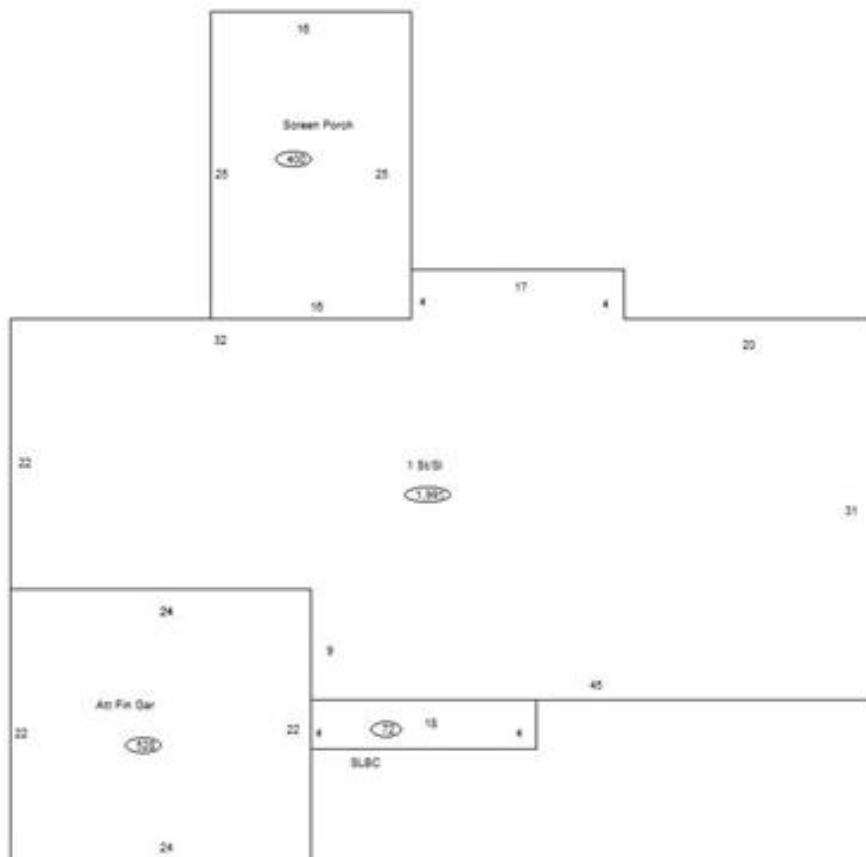
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Sketch Image

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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	1,991	1.000	1,991
2	G	5		10	Att Fin Gar	528	1.000	528
3	M	PRCH		10	SLBC	72	1.000	72
4	M	EPKS		10	Screen Porch	400	1.000	400
Total Building Area						1,991		1,991



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	Garage - Detached	36x30x8	Concrete	Composition Shingle	1,080
	Qual 2	Cond 3	Year 2010	Eff Age 12		
Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)		RCNLD
Base Cost (17.31 x 1,080)		18,695	18,695	4,674		14,021