



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
 Time 22:54:23  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660011471 <b>Parcel ID</b> 000000-00-0-00747-005-0003 <b>Cadastral ID</b> 11-20-15-01870 <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> 341774 GANN, JAMES & ROSEMARY  8752 E 540 RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 08752 E 540 RD <b>Subdivision</b> SILVERWOOD ESTATES <b>Lot/Block</b> 0003 / 0005 Parcel Size 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					<p>660011471 10/03/25</p> <p>660011471_001.JPG 10/15/2025</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.23455770 -95.67438097 LOT 3 BLOCK 5 SILVERWOOD ESTATES																																																																																																																									
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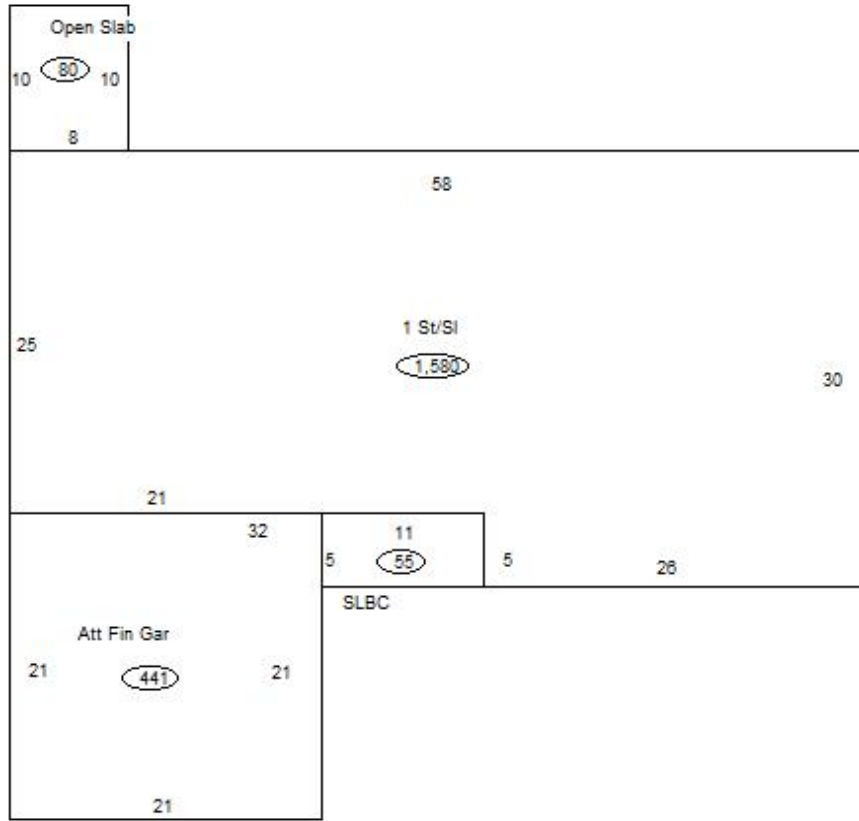
Date 04/16/2026  
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Lot Data		Square-Foot - NBHD 1116 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	1.0248							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY					0		
						0		
Method	Square-Foot							
Base Lot Value	44,641.00 x 1.38 = 61,525							
Factor Value								
Adjustments	1.8057							
Lot Value	111,096							
<b>Residential Data</b>				660011471_001.JPG 10/15/2025				
Type	1 Single Family Residence			<b>GRM Approach</b>				
Condition	3 - Average			GRM Code				
Quality	2.5 - Fair			Gross Rent 0.00				
Architecture	TRAD TRADITIONAL			Indicated Value				
Style	100% One Story			<b>Multiple Regression</b>				
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Wood			MRA Code 1 Test				
Base/Total Area	1,580 / 1,580			Adusted R 0.8445				
Style	100% One Story			Indicated Value 184,748 116.93 Per SqFt				
HVAC	100% Warmed & Cooled Air			<b>Direct Comparables</b>				
Roof Cover	1 Composition Shingle			Selection Model A Adam Test				
Area on Slab	1,580			Adjustment Model 1 2022 Residential				
Fixture/RghIn	11 /			Comparables 4				
Bed/F/H Bath	3 / 2.0 /			Indicated Value 218,620 Per SqFt				
Basement Area				<b>Value Reconciliation</b>				
Garage Type	441 Attached Garage - Finished 2 Stalls			Selected Approach Cost Approach				
Remodel	KITCHEN/BA -			Improvements 170,234				
Year/Eff Age	2000 / 16			Lot Value 111,096				
<b>Cost Approach</b>		<b>Manual : 01/2025</b>		Indicated Value 281,330 178.06 Per SqFt				
Base Cost	95.00	Total Misc Impr	+ 7,290	Agland Value				
Roofing Adj	+ 4.28	Garage Cost	+ 15,678	Site Improvements				
Subfloor Adj	+ -1.17	Total RCN	= 210,166	Total Value 281,330 178.06 Total Value Per SqFt				
Heat/Cool Adj	+ 11.47	Depreciation ( 19%)	- 39,932					
Plumbing Adj	+ 8.90	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 170,234					
Adj Base Cost	= 118.48	Lot Value	+ 111,096					
Total Area	x 1,580	Indicated Value	= 281,330					
Adjusted Cost	= 187,198	Value Per SqFt	178.06					
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	27013	11x5		55	24.09		1,325
PATO	SLAB PORCH - OPEN	118951	10x8		80	10.86		869



Sketch Image

660011471



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,580	1.000	1,580
2	G	5		13	Att Fin Gar	441	1.000	441
3	M	PRCH		13	SLBC	55	1.000	55
4	M	PATO		13	Open Slab	80	1.000	80
<b>Total Building Area</b>						1,580		1,580