



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:54:34
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660011487 Parcel ID 000000-00-0-00870-003-0006 Cadastral ID 11-20-15-02050 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 346422 DAYE, TYRONE & SHANNON 8304 E BLACKWELL ST CLAREMORE OK 74019-0000 Parcel Location Situs 08304 E BLACKWELL AVE Subdivision VERDIGRIS VALLEY VIEW 1ST Lot/Block 0006 / 0003 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: 36.23317371 -95.68466795																																																																																																																									
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Lot Data	Square-Foot - NBHD 1116 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.6731	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	72,880.00 x 1.04 = 75,644	
Factor Value		
Adjustments	2.2157	
Lot Value	167,604	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	1,868 / 1,868
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,868
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1968 / 44



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	176,991	94.75	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	232,210		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	101.37	Total Misc Impr	+	7,714			
Roofing Adj	+ 4.33	Garage Cost	+	15,166			
Subfloor Adj	+ -1.13	Total RCN	=	257,370			
Heat/Cool Adj	+ 11.47	Depreciation (52%)	-	133,832			
Plumbing Adj	+ 9.49	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	123,538			
Adj Base Cost	= 125.53	Lot Value	+	167,604			
Total Area	x 1,868	Indicated Value	=	291,142			
Adjusted Cost	= 234,490	Value Per SqFt		155.86			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	123,538		
Lot Value	167,604		
Indicated Value	291,142	155.86	Per SqFt
Agland Value			
Site Improvements	8,865		
Total Value	300,007	160.60	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	27053	4x4		16	24.22		388
PATO	SLAB PORCH - OPEN	27054	17x14		238	9.37		2,230



Rogers

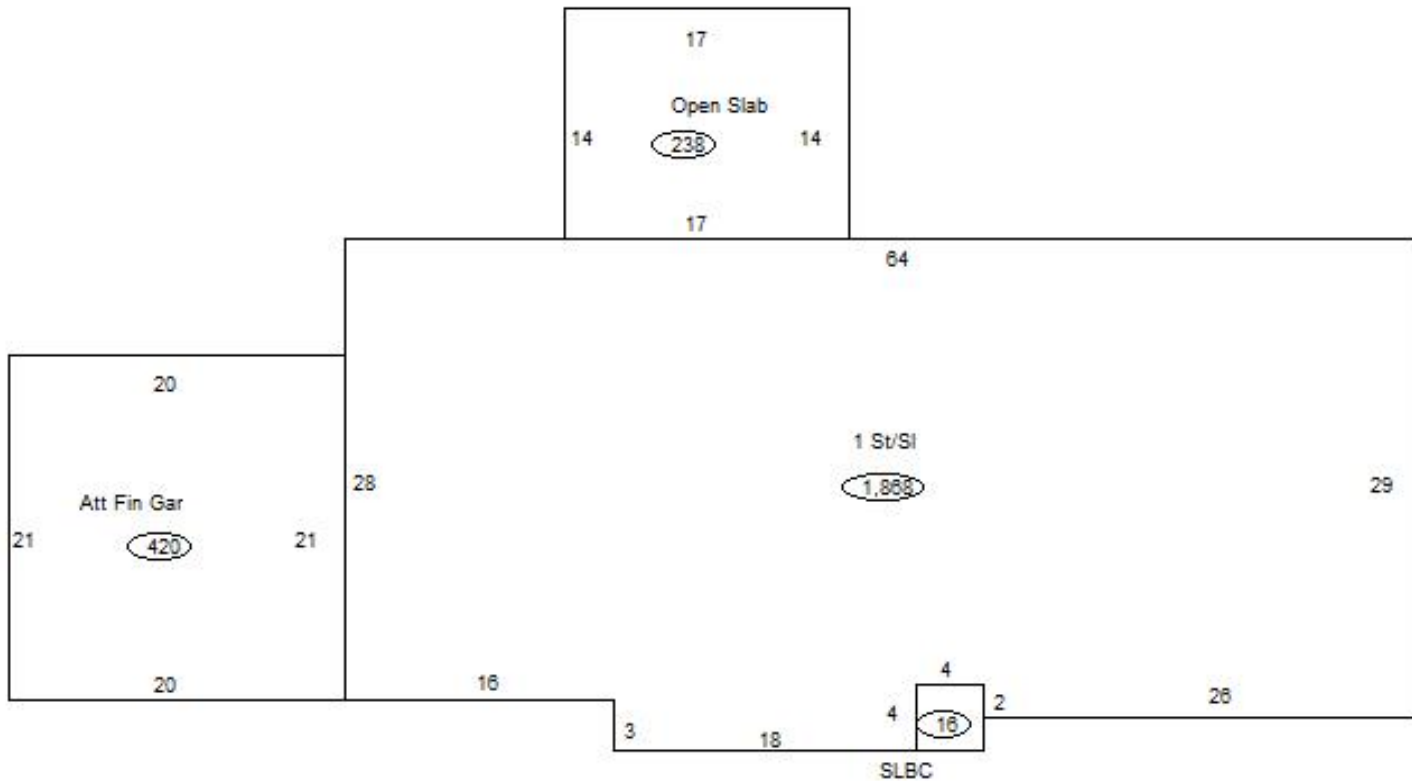
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,868	1.000	1,868
2	G	5		13	Att Fin Gar	420	1.000	420
3	M	PRCH		13	SLBC	16	1.000	16
4	M	PATO		13	Open Slab	238	1.000	238
Total Building Area						1,868		1,868



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	12x16x8	Concrete	Composition Shingle	192
	Qual	2	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
	Base Cost (28.25 x 192)		5,424	5,424	2,658	2,766
	BNGP	Barn - General Purpose	20x36x10	Dirt	Formed Metal	720
	Qual	2	Cond 2	Year 1990	Eff Age 36	
	Valuation Summary		Modifier Total	RCN	Depr (62% Phys/ % Func)	RCNLD
	Base Cost (20.29 x 720)		14,609	14,609	9,058	5,551
	LNT0	Lean To - Attached	36x10x8	Dirt	Formed Metal	360
	Qual	1	Cond 3	Year 1990	Eff Age 27	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (7.61 x 360)		2,740	2,740	2,192	548