



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 22:16:20  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660011895 <b>Parcel ID</b> 000000-00-0-10102-002-0002 <b>Cadastral ID</b> 11-21-15-03570 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 8 - CLAREMORE/ NW FIRE <b>Name ID</b> 282533 MCGEHEE, PERRY EDMOND & PEGGY JEAN 2021 REVOCABLE FAMILY TRUST  4155 HAMPTON RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 08944 E HAMPTON RD <b>Subdivision</b> CAMBRIDGE ESTATES <b>Lot/Block</b> 0002 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 11 / 21 / 15 / 5 <b>Neighborhood</b> 1013 - R-V03-SE INOLA <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.31365581 -95.66986300																																																																																																																									
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Lot Data		Square-Foot - NBHD 1013 #1	
Lot Size			
Lot Count			
Units Buildable	11000		
Non-Ag Acres	1.0606		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	46,198.00 x .49 = 22,440		
Factor Value			
Adjustments	1.0000		
Lot Value	22,440		



\\tsclient\C\Users\Randy Necessary\Pictures\101\_0720\IMG\_0070. 7/21/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,473 / 2,473
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,473
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.5 /
Basement Area	
Garage Type	882 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1994 / 24

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	302,099	122.16	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	343,730 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	103.47	Total Misc Impr	+ 12,906
Roofing Adj	+ 4.52	Garage Cost	+ 26,275
Subfloor Adj	+ -2.17	Total RCN	= 351,645
Heat/Cool Adj	+ 12.64	Depreciation ( 29%)	- 101,977
Plumbing Adj	+ 7.89	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 249,668
Adj Base Cost	= 126.35	Lot Value	+ 22,440
Total Area	x 2,473	Indicated Value	= 272,108
Adjusted Cost	= 312,464	Value Per SqFt	110.03

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	249,668		
Lot Value	22,440		
Indicated Value	272,108	110.03	Per SqFt
Agland Value			
Site Improvements			
Total Value	272,108	110.03	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	28500	5x4		20	26.87		537
PRCH	SLAB PORCH - COVERED	28501	168		168	26.40		4,435
PRCH	SLAB PORCH - COVERED	28505	9x3		27	26.84		725
PATO	SLAB PORCH - OPEN	139589	12x12		144	11.07		1,594



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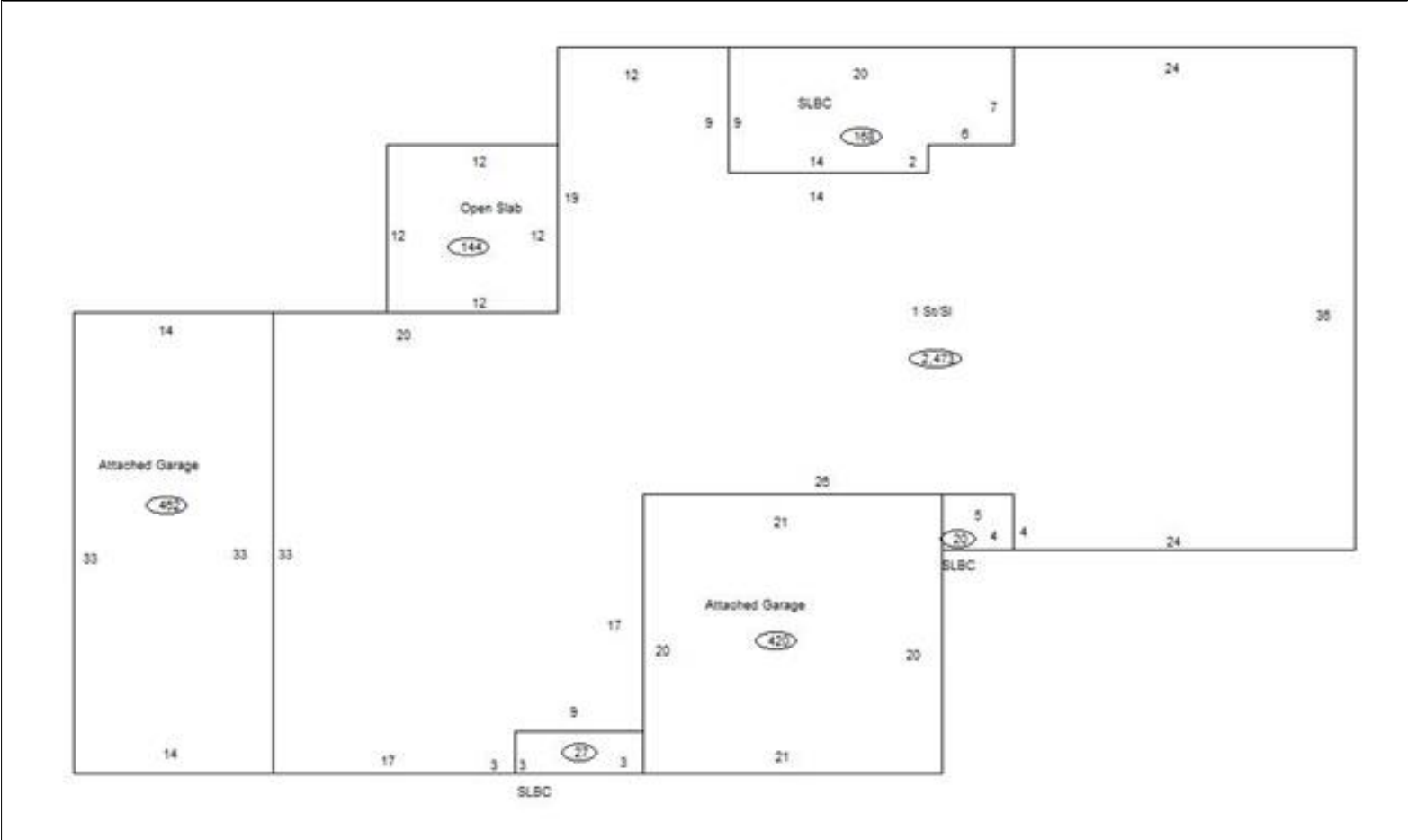
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		10	SLBC	20	1.000	20
2	M	PRCH		10	SLBC	168	1.000	168
3	R	1	Slab	10	1 St/SI	2,473	1.000	2,473
4	G	1		10	Attached Garage	420	1.000	420
5	G	1		10	Attached Garage	462	1.000	462
6	M	PRCH		10	SLBC	27	1.000	27
7	M	PATO		10	Open Slab	144	1.000	144
<b>Total Building Area</b>						<b>2,473</b>		<b>2,473</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable	0x0x0			
	Qual	Cond	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4.61 x )				
	PCPT	Carport - Portable	0x0x0			
	Qual	Cond	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4.61 x )				