



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 660014507 Parcel ID 21N15E-15-1-00000-000-0000 Cadastral ID 15-21-15-01400 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 347523 BATSON FAMILY REVOCABLE TRUST LARRY & DEBORAH BATSON-TRUSTEES 7774 E HWY 20 CLAREMORE OK 74019-0000 Parcel Location Situs 07774 E HWY 20 Subdivision Lot/Block / Parcel Size 20.37 - Acres Sec/Twn/Rng 15 / 21 / 15 / 1 Neighborhood 6080 - UNPLATTED School District S001 - CLAREMORE SCHOOLS																																																																																																																				
Legal Description Lat/Long: 36.30556580 -95.69204022 W 76.25' OF W/2 NE/4 NE/4; AND E/2 NW/4 NE/4; LESS HWY 20 AND LESS NEW ROW TO ODOT FOR HWY 20 DESC 2018-013550 AS COMM NW/C NE NE; N88.5227E 86.56'; S01.2427E 67.64' TO POB; S01 2427E 62.84'; S84.2130W 18.75'; N76.0917W 257.66'; ELY ALONG L CURVE BEARING N89.1927E RADIUS 34,456.07' ARC DIST 35.22';																																																																																																																				
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>R12</td> <td>R12-NEW ADDITION TO SFR</td> <td>09/2010</td> <td>12/2011</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R12	R12-NEW ADDITION TO SFR	09/2010	12/2011																																																																																								
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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Vinyl
Base/Total Area	1,312 / 1,996
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,312
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1981 / 34

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	97.54	Total Misc Impr	+ 20,115				
Roofing Adj	+ 3.37	Garage Cost	+ 17,775				
Subfloor Adj	+ -1.60	Total RCN	= 280,863				
Heat/Cool Adj	+ 12.64	Depreciation (42%)	- 117,962				
Plumbing Adj	+ 9.78	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 162,901				
Adj Base Cost	= 121.73	Lot Value	+ 81.61				
Total Area	x 1,996	Indicated Value	= 162,901				
Adjusted Cost	= 242,973	Value Per SqFt	81.61				

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	162,901
Lot Value	
Indicated Value	162,901
Agland Value	2,374
Site Improvements	19,837
Total Value	185,112
	81.61 Per SqFt
	92.74 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
SHLT	STORM SHELTER	0		1	2014	0.00		
PRCH	SLAB PORCH - COVERED	35041	200		200	26.30		5,260
PRCH	SLAB PORCH - COVERED	35042	358		358	25.81		9,240



Rogers

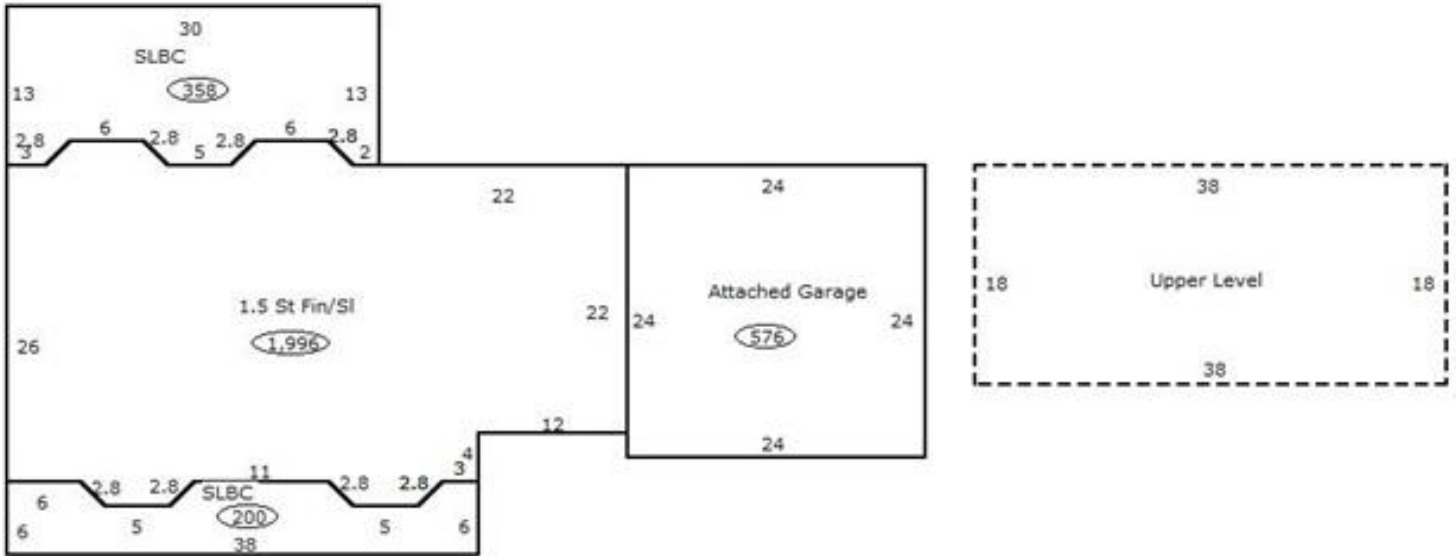
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,312	1.521	1,996
2	G	1		13	Attached Garage	576	1.000	576
3	M	PRCH		13	SLBC	200	1.000	200
4	M	PRCH		13	SLBC	358	1.000	358
5	U	^UL	Overhang	13	Upper Level	684	1.000	684
Total Building Area						1,312		1,996



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BARN	BARN	0x0x0			960	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (10.48 x 960)		10,061		10,061	2,515	7,546
	LT	LEAN-TO	0x0x0			330	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (20% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 330)		964		964	193	771
	DTGF	DETACHED GARAGE FAIR	0x0x0			900	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (20% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 900)		14,400		14,400	2,880	11,520



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Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	912 / 1,374
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	348 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2011 / 11

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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	196,447	142.97	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	102.45	Total Misc Impr	+	5,517	
Roofing Adj	+ 3.68	Garage Cost	+	12,284	
Subfloor Adj	+ 0.00	Total RCN	=	187,133	
Heat/Cool Adj	+ 12.64	Depreciation (11%)	-	20,585	
Plumbing Adj	+ 4.47	Lump Sums	+	8,863	
Basement Adj	+ 0.00	RCNLD	=	175,411	
Adj Base Cost	= 123.24	Lot Value	+		
Total Area	x 1,374	Indicated Value	=	175,411	
Adjusted Cost	= 169,332	Value Per SqFt		127.66	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	175,411		
Lot Value			
Indicated Value	175,411	127.66	Per SqFt
Agland Value			
Site Improvements			
Total Value	175,411	127.66	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	35046	210		210	26.27		5,517
WODO	WOOD DECK - OPEN	35047	45x10		450	16.97	6%	7,178
BALW	BALCONY - WOOD	140016	10x6		60	28.08		1,685

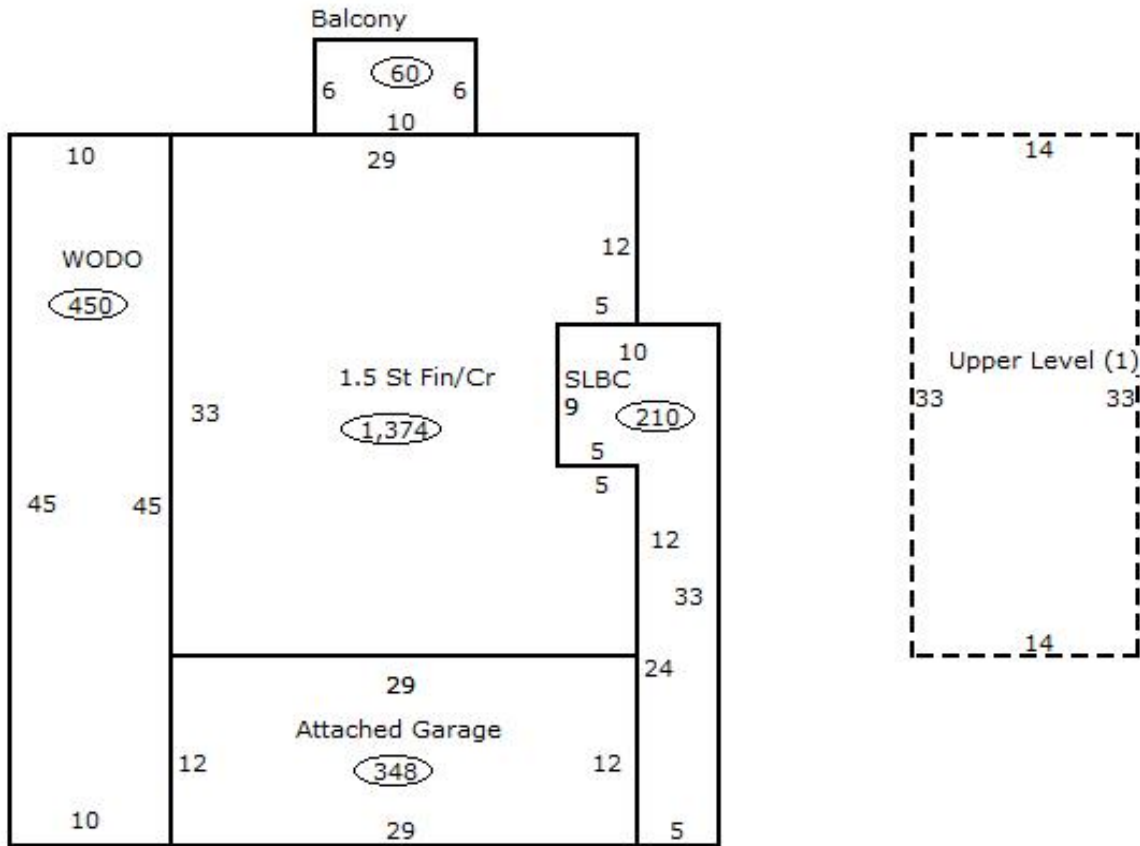


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Sketch Image

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3	M	PRCH		13	SLBC	210	1.000	210
4	M	WODO		13	WODO	450	1.000	450
5	M	BALW		13	Balcony	60	1.000	60
6	U	^UL		13	Upper Level (1)	462	1.000	462
Total Building Area						912		1,374



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
SO	SOGN SOILS	TMBR	15			2.500	27	27	68	68
VE	VERDIGRIS CLAY LOAM	TMBR	90			2.500	162	162	405	405
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			10.580	85	85	895	895
TMBR Totals						15.580			1,368	1,368
RMB	RIVERTON LOAM 1-3% SLOPES	IMP PST	75			4.790	210	210	1,006	1,006
IMP PST Totals						4.790			1,006	1,006
Total Agland						20.370			2,374	2,374