



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 22:26:19
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Assessment Data					Primary Image																																																																																																																				
Account 660020940 Parcel ID 21N15E-25-3-00000-000-0000 Cadastral ID 25-21-15-00100 Property Type REAL - Real Property Property Class UA VI Area 4 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 267039 GREER, CHARLES E & CAROL WILSON GREER 9095 E 520 RD CLAREMORE OK 74019-0000 Parcel Location Situs 09305 E 520 RD Subdivision Lot/Block / Parcel Size 250.03 - Acres Sec/Twn/Rng 25 / 21 / 15 / 3 Neighborhood 6090 - UNPLATTED School District S008 - VERDIGRIS SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.26976398 -95.65800468																																																																																																																									
SE SW & E2 NE SW & SW SE & NW SE SE & S2 N2 SE & N2 NW SE & W2 NE & TR DESC 2023-005269 AS BEG SW/C NW; N88.3700E 2442 68' TO POB; N46.2543E 266.12'; S01.1534E 178.71'; S88.3700W 196.79' TO POB. & LESS TR DESC 2023-005271 AS COMM NW/C SW; N88 3700E 1979.60' TO POB; N88.3700E 463.08'; S46.2543W 55.39';					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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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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	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	886 / 886
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1963 / 47

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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	102.61	Total Misc Impr	+ 1,187				
Roofing Adj	+ 4.65	Garage Cost	+ 0				
Subfloor Adj	+ 2.69	Total RCN	= 117,102				
Heat/Cool Adj	+ 10.30	Depreciation (56%)	- 65,577				
Plumbing Adj	+ 10.58	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 51,525				
Adj Base Cost	= 130.83	Lot Value	+ 0				
Total Area	x 886	Indicated Value	= 51,525				
Adjusted Cost	= 115,915	Value Per SqFt	58.15				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	51,525		
Lot Value			
Indicated Value	51,525	58.15	Per SqFt
Agland Value	26,581		
Site Improvements	28,710		
Total Value	158,341	178.71	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	51158	5x4		20	21.23		425
PRCH	SLAB PORCH - COVERED	51159	6x6		36	21.18		762



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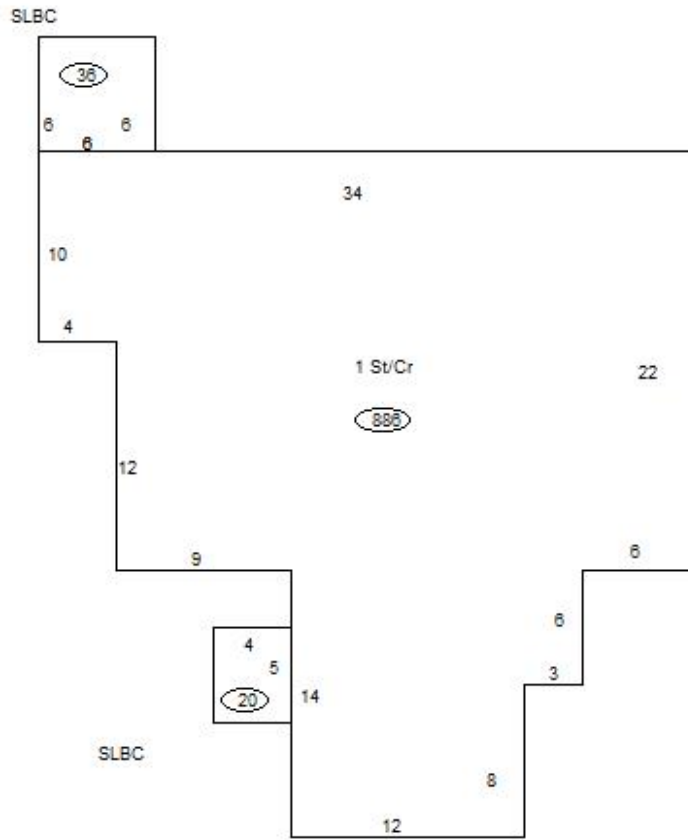
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Sketch Image

660020940



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	886	1.000	886
2	M	PRCH		10	SLBC	20	1.000	20
3	M	PRCH		10	SLBC	36	1.000	36
Total Building Area						886		886



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	0x0x0			1,161	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD	
		Base Cost (30.46 x 1,161)	35,364		35,364	10,609	24,755
	BARN	BARN	0x0x0			1,200	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (90% Phys/ % Func)	RCNLD	
		Base Cost (10.21 x 1,200)	12,252		12,252	11,027	1,225
	LF	LOAFING SHED	0x0x0			400	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (75% Phys/ % Func)	RCNLD	
		Base Cost (4.26 x 400)	1,704		1,704	1,278	426
	DTGF	DETACHED GARAGE FAIR	0x0x0			360	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD	
		Base Cost (16.00 x 360)	5,760		5,760	3,456	2,304
	STF	STG FAIR	0x0x0			1520	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
		Base Cost (4.68 x)					



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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
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			17.523	122	122	2,145	2,145
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30			14.373	54	54	776	776
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			59.185	192	192	11,364	11,364
OKB	OKEMAH SILTY CLAY LOAM 1-	NTV PST	80			52.543	192	192	10,088	10,088
RS	ROUGH STONY LAND	TMBR	20			5.689	36	36	205	205
SM	STRIP MINES	TMBR	10			78.490	18	18	1,413	1,413
SUC	SUMMIT SILTY CLAY LOAM 3-	TMBR	67			4.891	121	121	590	590
W	WATER	TMBR	0			16.198	0	0	0	0
TMBR Totals						248.893			26,581	26,581
Total Agland						248.893			26,581	26,581