



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 18:12:33
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Assessment Data					Primary Image																																																																																																																				
Account 660020949 Parcel ID 21N15E-25-3-00000-000-0000 Cadastral ID 25-21-15-01000 Property Type REAL - Real Property Property Class UR VI Area 4 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 338561 ESCOBAR, ALFONSO TINOCO & SAMANTHA 9203 E 520 RD CLAREMORE OK 74019-0000 Parcel Location Situs 09203 E 520 RD Subdivision Lot/Block / Parcel Size 1 - Acres Sec/Twn/Rng 25 / 21 / 15 / 3 Neighborhood 6090 - UNPLATTED School District S008 - VERDIGRIS SCHOOLS																																																																																																																									
\\tsclient\T\TOM\COMMERCIAL PICS\2022-08-18\IMG_0039.JPG 8/22/2022																																																																																																																									
Legal Description					Building Permits																																																																																																																				
Lat/Long: 36.26437714 -95.66445150 E 132' OF S 330' SE SW SW					<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	Square-Foot - NBHD 6090 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0613	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	46,232.00 x .78 = 35,917	
Factor Value		
Adjustments	1.0000	
Lot Value	35,917	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	10% Veneer, Masonry 90% Frame, Siding, Vinyl
Base/Total Area	1,844 / 1,844
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1968 / 44

Cost Approach		Manual : 01/2025	
Base Cost	86.77	Total Misc Impr	+ 7,841
Roofing Adj	+ 4.56	Garage Cost	+ 0
Subfloor Adj	+ 2.28	Total RCN	= 208,819
Heat/Cool Adj	+ 10.30	Depreciation (54%)	- 112,762
Plumbing Adj	+ 5.08	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 96,057
Adj Base Cost	= 108.99	Lot Value	+ 35,917
Total Area	x 1,844	Indicated Value	= 131,974
Adjusted Cost	= 200,978	Value Per SqFt	71.57

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	115,730 62.76 Per SqFt

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

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	96,057
Lot Value	35,917
Indicated Value	131,974 71.57 Per SqFt
Agland Value	
Site Improvements	9,236
Total Value	141,210 76.58 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	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	51172	13x4		52	21.13		1,099
PATO	SLAB PORCH - OPEN	51173	25x10		250	8.66		2,165



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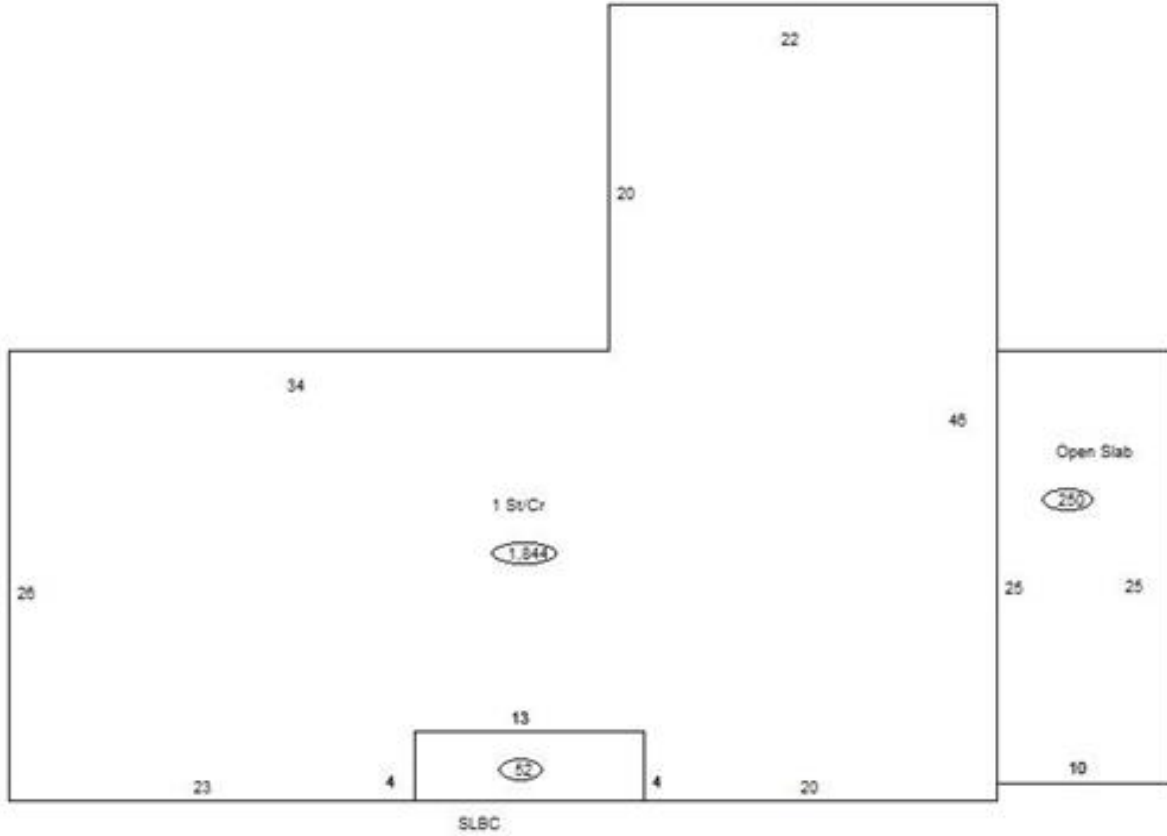
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Sketch Image

660020949



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,844	1.000	1,844
2	M	PRCH		10	SLBC	52	1.000	52
3	M	PATO		10	Open Slab	250	1.000	250
Total Building Area						1,844		1,844



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			1,295
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (35% Phys/ % Func)
Base Cost (10.08 x 1,295)		13,054		13,054	4,569	8,485
	STF	STG FAIR	0x0x0			247
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (35% Phys/ % Func)
Base Cost (4.68 x 247)		1,156		1,156	405	751