




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:26:24
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Assessment Data					Primary Image																																																																																																																				
Account 660020951 Parcel ID 21N15E-25-3-00000-000-0000 Cadastral ID 25-21-15-01100 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					 <p>\\tsclient\T\TOM\COMMERCIAL PICS\2022-08-18\IMG_0040.JPG 8/22/2022</p>																																																																																																																				
Parcel Location Situs 09095 E 520 RD Subdivision Lot/Block / Parcel Size 27.72 - Acres Sec/Twn/Rng 25 / 21 / 15 / 3 Neighborhood 6090 - UNPLATTED School District S008 - VERDIGRIS SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.26548436 -95.66611049 NE SW SW & E 132' SW SW SW & SE SW SW LESS E 142' OF S 392' THEREOF					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 colspan="5" style="height: 100px;"> </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		

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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	3,005 / 3,005
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,005
Fixture/RghIn	18 /
Bed/F/H Bath	4 / 3.5 /
Basement Area	
Garage Type	999 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2000 / 20

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	

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	381,543		
Lot Value			
Indicated Value	381,543	126.97	Per SqFt
Agland Value	1,695		
Site Improvements	30,491		
Total Value	413,729	137.68	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	108.47	Total Misc Impr	+	39,261			
Roofing Adj	+ 5.64	Garage Cost	+	45,375			
Subfloor Adj	+ -4.37	Total RCN	=	495,510			
Heat/Cool Adj	+ 16.31	Depreciation (23%)	-	113,967			
Plumbing Adj	+ 10.68	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	381,543			
Adj Base Cost	= 136.73	Lot Value	+				
Total Area	x 3,005	Indicated Value	=	381,543			
Adjusted Cost	= 410,874	Value Per SqFt		126.97			

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	51176	405		405	31.61		12,802
PRCH	SLAB PORCH - COVERED	51177	262		262	32.06		8,400
PRCH	SLAB PORCH - COVERED	51178	340		340	31.81		10,815



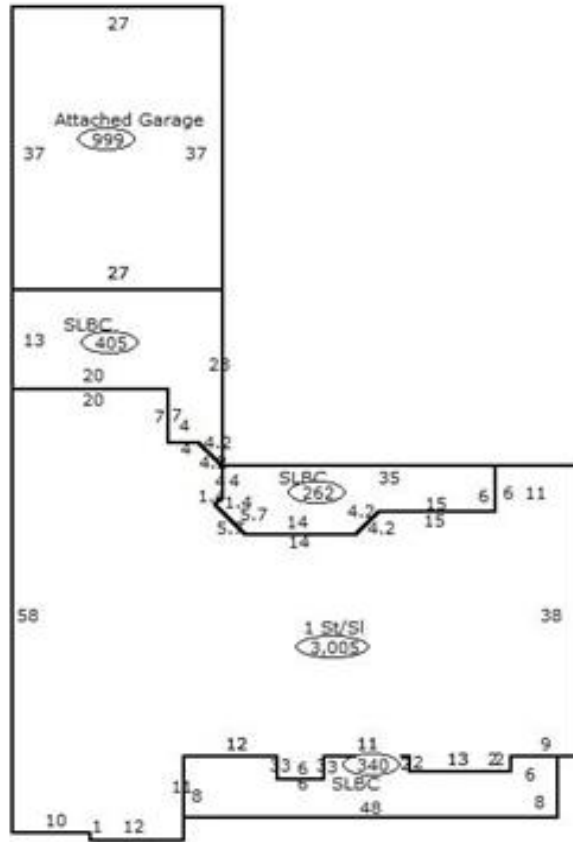
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Sketch Image

660020951



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1 St/SI	3,005	1.000	3,005
2	G	1		20	Attached Garage	999	1.000	999
3	M	PRCH		20	SLBC	405	1.000	405
4	M	PRCH		20	SLBC	262	1.000	262
5	M	PRCH		20	SLBC	340	1.000	340
Total Building Area						3,005		3,005



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,500
	Qual 4	Cond 3	Year 2000	Eff Age	20	
	Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
	Base Cost (33.21 x 1,500)		49,815	49,815	24,409	25,406
	DTGF	DETACHED GARAGE FAIR	0x0x0			576
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 576)		9,216	9,216	4,608	4,608
	SV	SWIM VINYL	0x0x0			1
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (25,000.00 x 1)		25,000	25,000	25,000	
	LF	LOAFING SHED	10x14x0			140
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 140)		596	596	119	477
	STF	STG FAIR	0x0x0			
	Qual 2	Cond 3	Year	Eff Age	1520	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					
	STF	STG FAIR	0x0x0			
	Qual 2	Cond 3	Year	Eff Age	1520	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					




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Lot Data		Primary Image	
Lot Size	-		
Lot Count			
Units Buildable			
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		
Method			
Base Lot Value			
Factor Value		\\tsclient\T\TOM\COMMERCIAL PICS\2022-08-18\IMG_0040.JPG 8/22/2022	
Adjustments		GRM Approach	
Lot Value		GRM Code	
Residential Data		Gross Rent 0.00	
Type	6 Mobile Home 66 x 28	Indicated Value	
Condition	2 - Fair	Multiple Regression	
Quality	2 - Fair	MRA Code	
Architecture	6 MS ADJ	Adusted R	
Style	100% Double Wide	Indicated Value	
Exterior Wall	100% Lap	Direct Comparables	
Base/Total Area	1,848 / 1,848	Selection Model 1 Res	
Style	100% Double Wide	Adjustment Model A2 AO Test	
HVAC	100% Warmed & Cooled Air	Comparables	
Roof Cover	1 Composition Shingle	Indicated Value	
Area on Slab	0	Value Reconciliation	
Fixture/RghIn	/	Selected Approach Correlated Value	
Bed/F/H Bath	/ /	Improvements 1,500	
Basement Area		Lot Value	
Garage Type		Indicated Value 1,500 0.81 Per SqFt	
Remodel		Agland Value	
Year/Eff Age	1984 / 42	Site Improvements	
Cost Approach		Total Value 1,500 0.81 Total Value Per SqFt	
Manual : 01/2025			
Base Cost	29.04	Total Misc Impr	+ 0
Roofing Adj	+ 2.32	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 69,429
Heat/Cool Adj	+ 2.16	Depreciation (84%)	- 58,320
Plumbing Adj	+ 4.05	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 11,109
Adj Base Cost	= 37.57	Lot Value	+ 0
Total Area	x 1,848	Indicated Value	= 11,109
Adjusted Cost	= 69,429	Value Per SqFt	6.01
Miscellaneous Improvements			
Code	Description	Sketch ID	Size Year Units Unit Cost Depr Value



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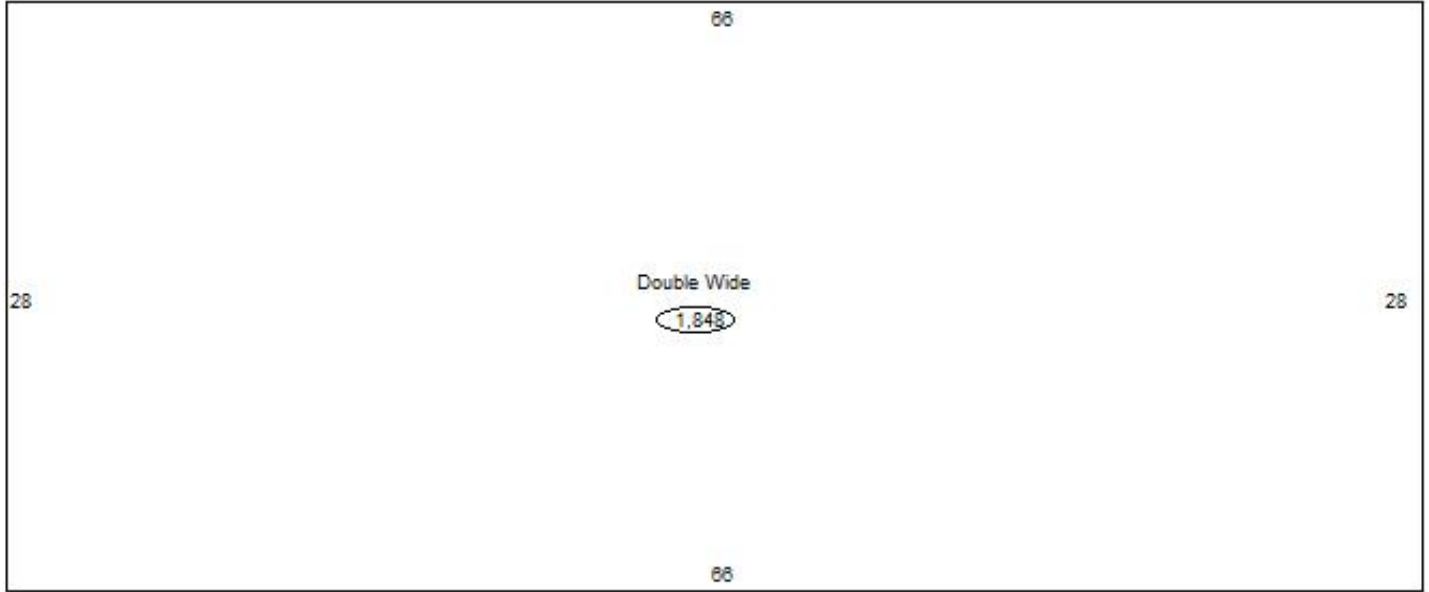
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14		10	Double Wide	1,848	1.000	1,848
Total Building Area						1,848		1,848



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	CARPORT - DETACHED	20x20x0			400
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (11.36 x 400)		4,544		4,544	4,544



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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	TMBR	51		0	5.720	92	92	525	525
BC	BATES-COLLINSVILLE COMPLE	TMBR	51			2.900	92	92	266	266
RS	ROUGH STONY LAND	TMBR	20		0	12.000	36	36	432	432
RS	ROUGH STONY LAND	TMBR	20			4.100	36	36	148	148
SUC2	SUMMIT SILTY CLAY LOAM 1-	TMBR	60		0	3.000	108	108	324	324
TMBR Totals						27.720			1,695	1,695
Total Agland						27.720			1,695	1,695