



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 04:58:32
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660022987 Parcel ID 21N15E-27-3-00000-000-0000 Cadastral ID 27-21-15-01000 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 321314 SANDERS, KEITH & STEPHANIE 7195 E 520 RD CLAREMORE OK 74019-0000 Parcel Location Situs 07195 E 520 RD Subdivision Lot/Block / Parcel Size 15.34 - Acres Sec/Twn/Rng 27 / 21 / 15 / 3 Neighborhood 6090 - UNPLATTED School District S008 - VERDIGRIS SCHOOLS					<p>\\tsclient\T\TOM\COMMERCIAL PICS\2022-08-23\IMG_0029.JPG 8/29/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.26509478 -95.69980299 TR IN S2 SW DESC AS BEG SE/C SW SW TH N 00-00-31 W 660.28' N 89-55- 04 W 660.05' S 660.45' S 89-55-59 E 660.15' TO POB LESS W 264' THEREOF & TR BEG SE/C SW SW TH N 00-00-31 W 1320.55' TH S 89 54-09 E 102.53' TH S 24- 36 -48 E 561.32' TH S 41- 03-08 E 131.18' TH S 53-03- 03 E 84.98' TH																																																																																																																									
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Lot Data	Square-Foot - NBHD 6090 #1	Primary Image
Lot Size Lot Count Units Buildable 15.34 Non-Ag Acres 16.5673 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 721,672.00 x .29 = 210,910 Factor Value Adjustments 1.0000 Lot Value 210,910		 <p>\\tsclient\T\TOM\COMMERCIAL PICS\2022-08-23\IMG_0029.JPG 8/29/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	7 - Semi Luxury
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	4,055 / 5,317
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	4,055
Fixture/RghIn	22 /
Bed/F/H Bath	3 / 5.0 /
Basement Area	
Garage Type	1,000 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	2001 / 13

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	1,127,816	212.12	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	156.06	Total Misc Impr	+	27,783	
Roofing Adj	+ 6.15	Garage Cost	+	132,480	
Subfloor Adj	+ -13.21	Total RCN	=	1,138,538	
Heat/Cool Adj	+ 24.14	Depreciation (8%)	-	91,083	
Plumbing Adj	+ 10.85	Lump Sums	+	26,103	
Basement Adj	+ 0.00	RCNLD	=	1,073,558	
Adj Base Cost	= 183.99	Lot Value	+	210,910	
Total Area	x 5,317	Indicated Value	=	1,284,468	
Adjusted Cost	= 978,275	Value Per SqFt		241.58	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	1,073,558		
Lot Value	210,910		
Indicated Value	1,284,468	241.58	Per SqFt
Agland Value			
Site Improvements	75,467		
Total Value	1,359,935	255.77	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		2	2	9,658.49		19,317
PRCH	SLAB PORCH - COVERED	56726	6x3		18	47.10		848
WODC	WOOD DECK - COVERED	56727	561		561	46.53		26,103
PATO	SLAB PORCH - OPEN	56728	138		138	17.47		2,411
PRCH	SLAB PORCH - COVERED	140075	14x8		112	46.49		5,207



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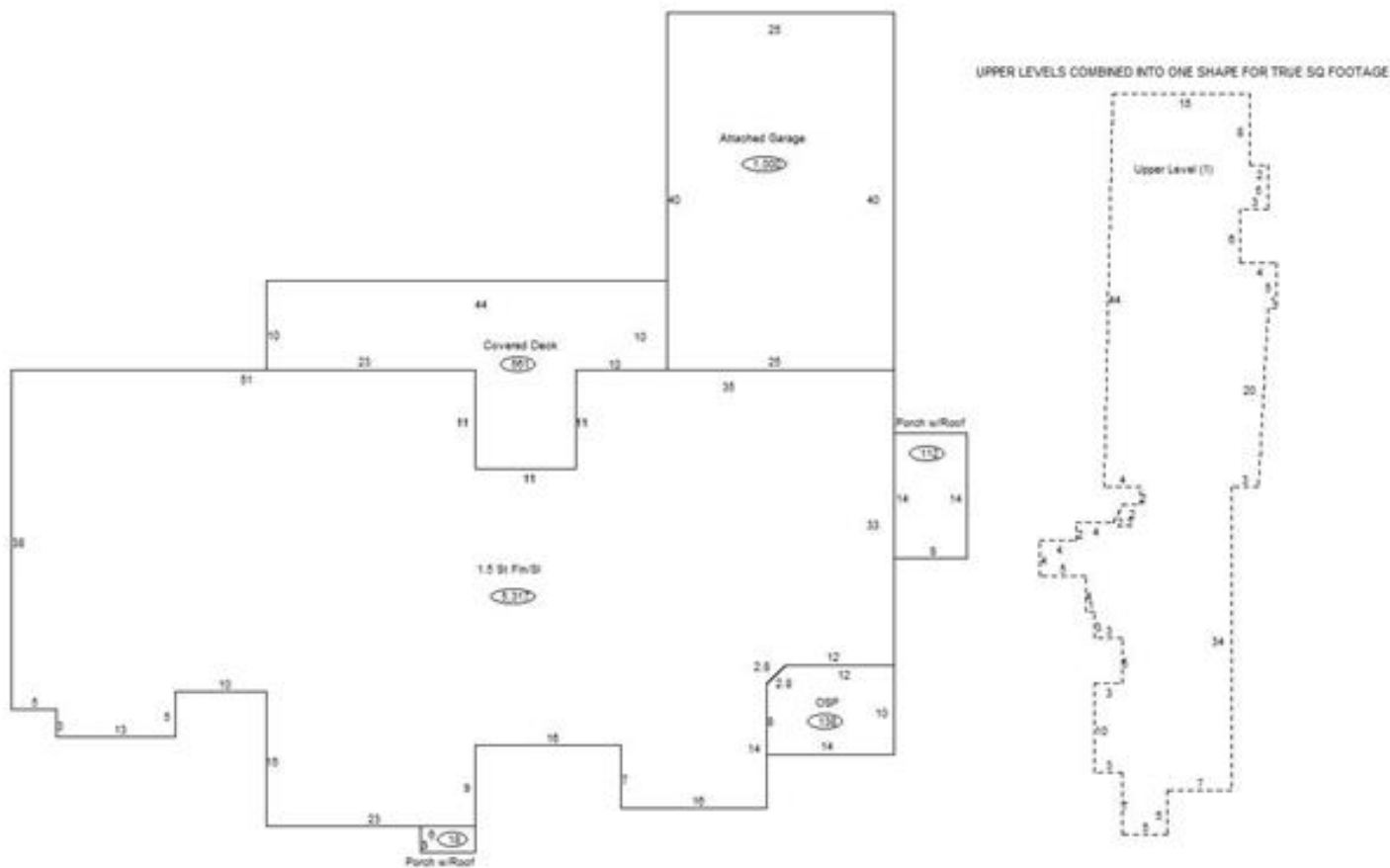
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	4,055	1.311	5,317
2	G	1		13	Attached Garage	1,000	1.000	1,000
3	M	PRCH		13	SLBC	18	1.000	18
4	M	WODC		13	WODC	561	1.000	561
5	M	PATO		13	Open Slab	138	1.000	138
6	U	^UL		13	Upper Level (1)	1,262	1.000	1,262
7	N	0		13	UPPER LEVELS COMBINED INTO ONE SHAPE FOR TRUE SQ FOOTAGE	1,262	1.000	1,262
8	M	PRCH		13	SLBC	112	1.000	112
Total Building Area						4,055		5,317



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	GRDT	GARAGE - DETACHED	0x0x0			1,344	
	Qual	4	Cond 3	Year	2001	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)		RCNLD
	Base Cost (37.96 x 1,344)		51,018		51,018	2,551	48,467
	SG	SWIM-GUNITE	0x0x0			1	
	Qual	4	Cond 4	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)		RCNLD
	Base Cost (30,000.00 x 1)		30,000		30,000	3,000	27,000