



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 07:35:33  
 Page 1

Assessment Data					Primary Image																																																																																																											
<b>Account</b> 660028312 <b>Parcel ID</b> 21N15E-33-3-00000-000-0000 <b>Cadastral ID</b> 33-21-15-00800 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 4 <b>Tax Area</b> 4 - VERDIGRIS/VERD FIRE <b>Name ID</b> 279150 KIDD, RICHARD W &  DENISE-TRUSTEES 24787 S MALCOM RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 24787 MALCOM RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 1.14 - Acres <b>Sec/Twn/Rng</b> 33 / 21 / 15 / 3 <b>Neighborhood</b> 6090 - UNPLATTED <b>School District</b> S008 - VERDIGRIS SCHOOLS																																																																																																																
<b>Legal Description</b> Lat/Long: 36.25394283 -95.71565805																																																																																																																
<b>Legal Description</b> S 230', N 463.15', W 215.77' E 725.77' S2 NE SW					<b>Building Permits</b>																																																																																																											
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Date 04/17/2026  
 Time 07:35:33  
 Page 2

Lot Data	Square-Foot - NBHD 6090 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 1.218 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 53,056.00 x .73 = 38,646 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 38,646		 <p>07/06/2022 13:36</p> <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0706\IMG_0070. 7/7/2022</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	20% Veneer, Masonry 80% Frame, Siding, Wood
<b>Base/Total Area</b>	1,920 / 1,920
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,920
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	850 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1987 / 29

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GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	266,119	138.60	Per SqFt

Direct Comparables	
<b>Selection Model</b>	1 Res
<b>Adjustment Model</b>	A2 AO Test
<b>Comparables</b>	
<b>Indicated Value</b>	

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	96.72	<b>Total Misc Impr</b>	+ 23,728				
<b>Roofing Adj</b>	+ 4.50	<b>Garage Cost</b>	+ 25,322				
<b>Subfloor Adj</b>	+ -2.14	<b>Total RCN</b>	= 279,066				
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 36%)</b>	- 100,464				
<b>Plumbing Adj</b>	+ 8.08	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 178,602				
<b>Adj Base Cost</b>	= 119.80	<b>Lot Value</b>	+ 38,646				
<b>Total Area</b>	x 1,920	<b>Indicated Value</b>	= 217,248				
<b>Adjusted Cost</b>	= 230,016	<b>Value Per SqFt</b>	113.15				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	178,602		
<b>Lot Value</b>	38,646		
<b>Indicated Value</b>	217,248	113.15	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	15,164		
<b>Total Value</b>	232,412	121.05	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
EPSW	ENCLOSED PORCH - SOLID WALL	68156	20x12		240	68.83		16,519
PATO	SLAB PORCH - OPEN	140237	12x12		144	11.07		1,594



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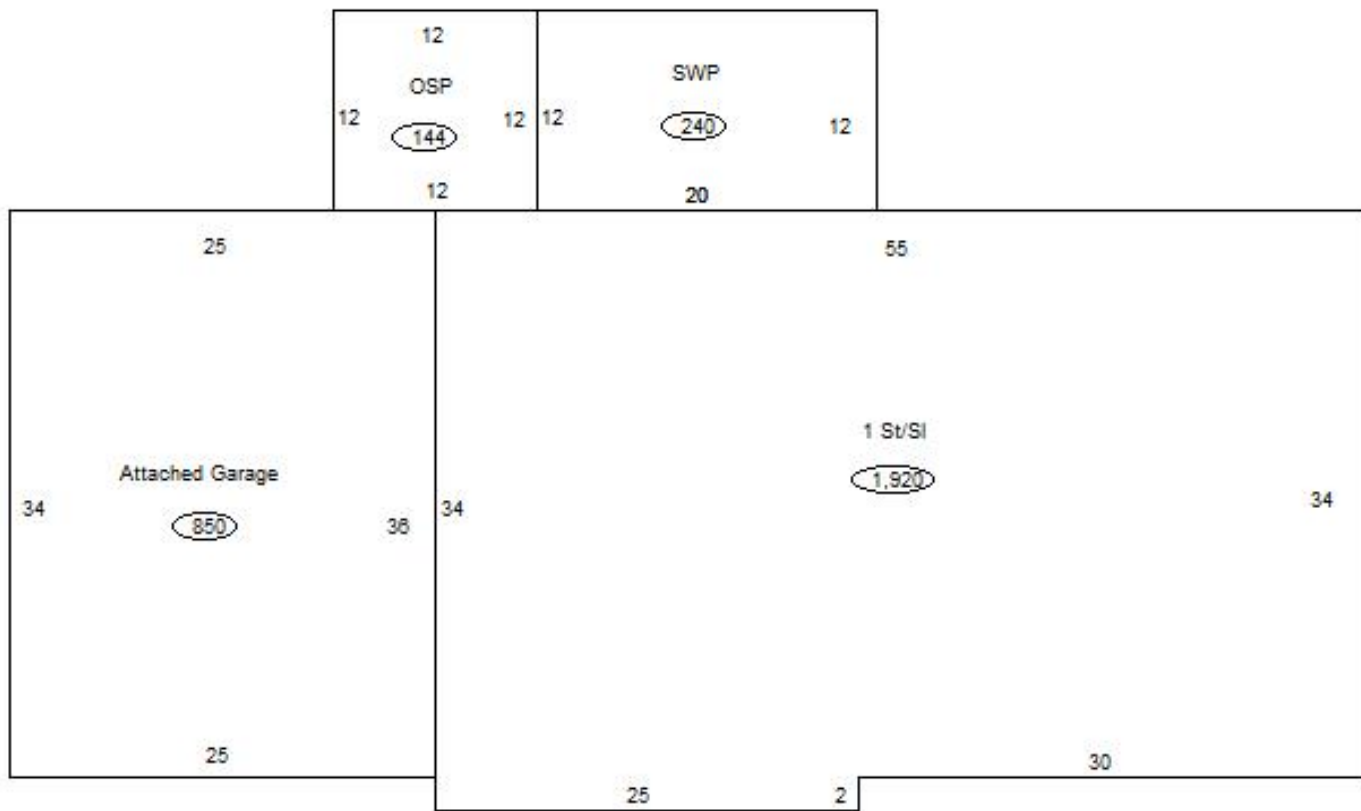
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Date 04/17/2026  
 Time 07:35:33  
 Page 3

### Sketch Image

660028312



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,920	1.000	1,920
2	G	1		13	Attached Garage	850	1.000	850
3	M	EPSW		13	EPSW	240	1.000	240
4	M	PATO		13	Open Slab	144	1.000	144
<b>Total Building Area</b>						1,920		1,920



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Time 07:35:33  
Page 4

660028312

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	PFS	PORTABLE FRAME STRUCTURE	10x12x0			120	
	Qual 2	Cond 3	Year 2019	Eff Age	5		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (30.00 x 120)		3,600		3,600	180	3,420
	PFS	PORTABLE FRAME STRUCTURE	10x20x0			200	
	Qual 3	Cond 3	Year 2019	Eff Age	5		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (20% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (35.00 x 200)		7,000		7,000	1,400	5,600
	DTGF	DETACHED GARAGE FAIR	0x0x0			480	
	Qual 2	Cond 3	Year	Eff Age			
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (20% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (16.00 x 480)		7,680		7,680	1,536	6,144