



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image				
Account	660028341								
Parcel ID	21N15E-33-3-00000-000-0000								
Cadastral ID	33-21-15-03700								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 4							
Tax Area	4 - VERDIGRIS/VERD FIRE								
Name ID	257962								
GRAHAM, ROBBY D & UTUANA J									
REVOCABLE TRUST									
24842 S MALCOM RD CLAREMORE OK 74019-0000									
Parcel Location									
Situs	24842 MALCOLM RD								
Subdivision									
Lot/Block	/	Parcel Size	1.14 - Acres						
Sec/Twn/Rng	33 / 21 / 15 / 3								
Neighborhood	6090 - UNPLATTED								
School District	S008 - VERDIGRIS SCHOOLS								
Legal Description									
Lat/Long: 36.25326240 -95.71661022									
TR IN PT E2 W2 E2 SW SEC 33, BEG AT NW/C E2 NW SE SW, S ALG W/BNDRY/L E2 NW SE SW 33.01' TO TRUE POB, S 89-58-17 E 216.04' N 230'; N 89-58-17 W 216.18' TO PT ON W BNDRY/L E2 W2 E2 SW, S ALG W BNDRY/L 230' TO POB									
Building Permits									
Number	Description	Opened	Closed	Amount					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
945/691	CLEVELAND, CARL C &	02/03/1994	73,500	Yes					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	
Remove Cap	0	Land Value	38,912	34,418	11%	3,786	Assessed	17,033	
Year Frozen	0	Improvements	130,099	120,424		13,247	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	
TIF Project ID	0	Total Value	169,011	154,842		17,033	Total Taxable	16,033	
								1,687.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660028341	GRAHAM, ROBBY D & UTUANA J	4	166,850	1000	15,537	1,635.00		
2024	2024-660028341	GRAHAM, ROBBY D & UTUANA J	4	175,086	1000	15,055	1,453.00		
2023	2023-660028341	GRAHAM, ROBBY D & UTUANA J	4	148,442	1000	14,588	1,388.00		
2022	2022-660028341	GRAHAM, ROBBY D & UTUANA J	4	145,406	1000	14,133	1,369.00		
2021	2021-660028341	GRAHAM, ROBBY D & UTUANA J	4	152,149	1000	13,693	1,291.00		
2020	2020-660028341	GRAHAM, ROBBY DALE	4	149,916	1000	13,265	1,254.00		
2019	2019-660028341	GRAHAM, ROBBY DALE	4	139,174	1000	12,849	1,235.00		
2018	2018-660028341	GRAHAM, ROBBY DALE	4	145,874	1000	12,446	1,197.00		
2017	2017-660028341	GRAHAM, ROBBY DALE	4	144,691	1000	12,055	1,162.00		
2016	2016-660028341	GRAHAM, ROBBY DALE	4	141,257	1000	11,674	1,129.00		
2015	2015-660028341	GRAHAM, ROBBY DALE	4	138,496	1000	11,305	1,102.00		
2014	2014-660028341	GRAHAM, ROBBY DALE	4	139,684	1000	10,947	1,011.00		
2013	2013-660028341	GRAHAM, ROBBY DALE	4	132,625	1000	10,599	1,013.00		



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Lot Data		Square-Foot - NBHD 6090 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.2333		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	53,721.00 x .72 = 38,912		
Factor Value			
Adjustments	1.0000		
Lot Value	38,912		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,521 / 1,521
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,521
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	672 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1981 / 34

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	181,899	119.59	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	106.61	Total Misc Impr	+ 14,618
Roofing Adj	+ 4.50	Garage Cost	+ 17,418
Subfloor Adj	+ -1.15	Total RCN	= 230,800
Heat/Cool Adj	+ 11.47	Depreciation (44%)	- 101,552
Plumbing Adj	+ 9.25	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 129,248
Adj Base Cost	= 130.68	Lot Value	+ 38,912
Total Area	x 1,521	Indicated Value	= 168,160
Adjusted Cost	= 198,764	Value Per SqFt	110.56

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	129,248		
Lot Value	38,912		
Indicated Value	168,160	110.56	Per SqFt
Agland Value			
Site Improvements	851		
Total Value	169,011	111.12	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2005	1	0.00		
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	68242	234		234	23.46		5,490
PATO	SLAB PORCH - OPEN	68243	31x16		496	8.13		4,032



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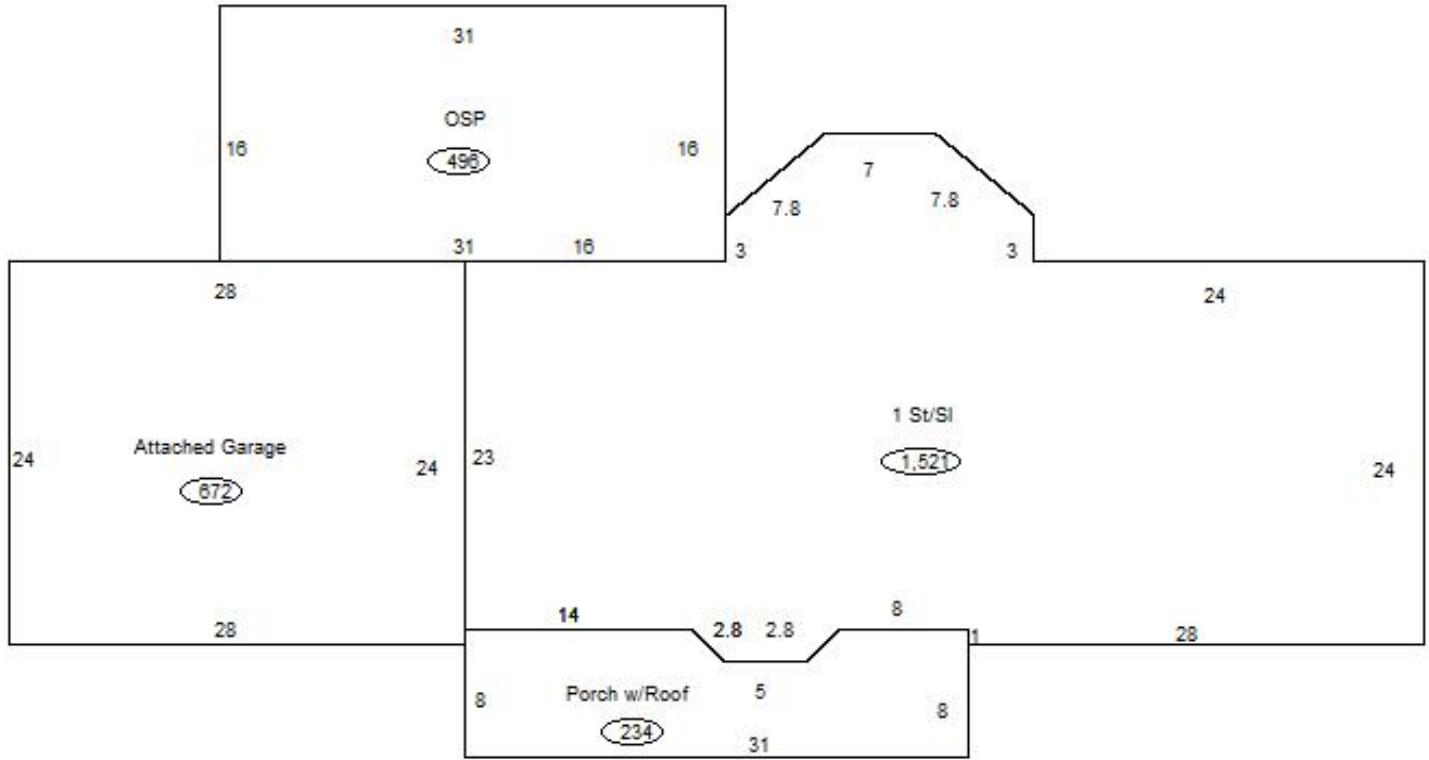
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,521	1.000	1,521
2	G	1		13	Attached Garage	672	1.000	672
3	M	PRCH		13	SLBC	234	1.000	234
4	M	PATO		13	Open Slab	496	1.000	496
Total Building Area						1,521		1,521



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			280
	Qual	2	Cond 3	Year	Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD	
Base Cost (4.68 x 280)		1,310		1,310	459	851