



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 08:16:34  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660028351 <b>Parcel ID</b> 000000-00-0-00141-002-0004 <b>Cadastral ID</b> 33-21-15-03980 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 4 - VERDIGRIS/VERD FIRE <b>Name ID</b> 300734 GREEN, REX O &  JOANNA F 24805 S CEDAR DR CLAREMORE OK 74019-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 24805 S CEDAR DR <b>Subdivision</b> CEDAR LANE <b>Lot/Block</b> 0004 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 33 / 21 / 15 / 5 <b>Neighborhood</b> 1122 - R-V04-SE VERDIGRIS <b>School District</b> S008 - VERDIGRIS SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.25357698 -95.71399569					<b>Building Permits</b> <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>R7</td> <td>R7 REPAIRS</td> <td>04/2006</td> <td>12/2006</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R7	R7 REPAIRS	04/2006	12/2006																																																																																																							
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Date 04/17/2026  
Time 08:16:34  
Page 2

Lot Data	Square-Foot - NBHD 1122 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.9606	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	41,845.00 x 1.70 = 71,137	
Factor Value		
Adjustments	1.0000	
Lot Value	71,137	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	1,562 / 1,562
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,562
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	484 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1981 / 34



\\tsclient\C\Users\Randy Necessary\Pictures\101\_0706\IMG\_0060. 7/7/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	166,762	106.76	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	216,410		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	133,837		
Lot Value	71,137		
Indicated Value	204,974	131.23	Per SqFt
Agland Value			
Site Improvements			
Total Value	204,974	131.23	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	105.15	Total Misc Impr	+	24,201			
Roofing Adj	+ 4.47	Garage Cost	+	13,373			
Subfloor Adj	+ -1.15	Total RCN	=	238,994			
Heat/Cool Adj	+ 11.47	Depreciation ( 44%)	-	105,157			
Plumbing Adj	+ 9.01	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	133,837			
Adj Base Cost	= 128.95	Lot Value	+	71,137			
Total Area	x 1,562	Indicated Value	=	204,974			
Adjusted Cost	= 201,420	Value Per SqFt		131.23			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
EPSW	ENCLOSED PORCH - SOLID WALL	68282	22x10		220	61.79		13,594
PRCH	SLAB PORCH - COVERED	68283	214		214	23.52		5,033
PATO	SLAB PORCH - OPEN	68284	22x2		44	10.86		478





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Time 08:16:35  
Page 4

660028351

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond 3	Year	Eff Age	1520
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x )					
	STF	STG FAIR	0x0x0			
	Qual	2	Cond 3	Year	Eff Age	1520
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