




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660029333 <b>Parcel ID</b> 21N15E-34-4-00000-000-0000 <b>Cadastral ID</b> 34-21-15-00620 <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> 332465 ROHR FAMILY REVOCABLE TRUST  24820 S 4106 RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 24750 S 4106 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 2.66 - Acres <b>Sec/Twn/Rng</b> 34 / 21 / 15 / 4 <b>Neighborhood</b> 6090 - UNPLATTED <b>School District</b> S008 - VERDIGRIS SCHOOLS					 <p style="text-align: right; color: orange;">07/12/2022 10:00</p> <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0712\IMG_0013. 7/12/2022</p>																																																																																																																				
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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> 3.0326 <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> 132,099.00 x .48 = 63,517 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 63,517		 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0712\IMG_0013. 7/12/2022</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2 - Fair
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Frame, Siding, Vinyl
<b>Base/Total Area</b>	1,651 / 1,651
<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>	0
<b>Fixture/RghIn</b>	4 /
<b>Bed/F/H Bath</b>	3 / 1.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	
<b>Year/Eff Age</b>	1953 / 55

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>	87,255 52.85 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>	87.93	<b>Total Misc Impr</b>	+ 8,743				
<b>Roofing Adj</b>	+ 3.99	<b>Garage Cost</b>	+ 0				
<b>Subfloor Adj</b>	+ 2.31	<b>Total RCN</b>	= 186,325				
<b>Heat/Cool Adj</b>	+ 10.30	<b>Depreciation ( 63%)</b>	- 117,385				
<b>Plumbing Adj</b>	+ 3.03	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 68,940				
<b>Adj Base Cost</b>	= 107.56	<b>Lot Value</b>	+ 63,517				
<b>Total Area</b>	x 1,651	<b>Indicated Value</b>	= 132,457				
<b>Adjusted Cost</b>	= 177,582	<b>Value Per SqFt</b>	80.23				

Value Reconciliation	
<b>Selected Approach</b>	Cost Approach
<b>Improvements</b>	68,940
<b>Lot Value</b>	63,517
<b>Indicated Value</b>	132,457 80.23 Per SqFt
<b>Agland Value</b>	
<b>Site Improvements</b>	2,187
<b>Total Value</b>	134,644 81.55 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	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	70140	23x7		161	20.79		3,347
PATO	SLAB PORCH - OPEN	70141	10x8		80	10.24		819



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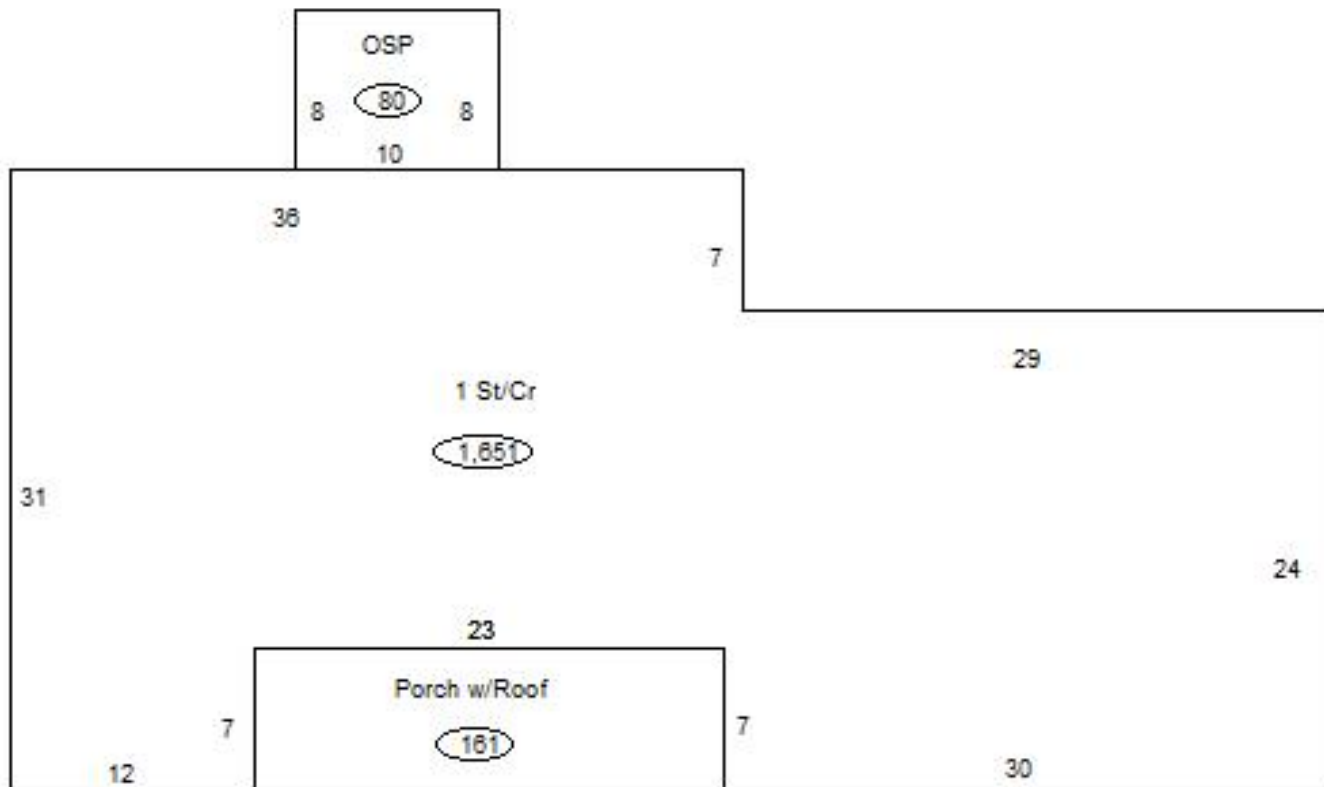
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,651	1.000	1,651
2	M	PRCH		13	SLBC	161	1.000	161
3	M	PATO		13	Open Slab	80	1.000	80
<b>Total Building Area</b>						1,651		1,651



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BARN	BARN	0x0x0			1,140	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (85% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (10.29 x 1,140)		11,731		11,731	9,971	1,760
	STF	STG FAIR	0x0x0			608	
	Qual	2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (85% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (4.68 x 608)		2,845		2,845	2,418	427
	PCPT	Carport - Portable	0x0x0				
	Qual		Cond	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (4.61 x )						