



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 22:27:40
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Assessment Data					Primary Image																																																																																																																				
Account 660029365 Parcel ID 000000-00-0-00018-001-0009 Cadastral ID 34-21-15-03570 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 106054 TOBECK, RUSSELL MARVIN 7222 E BATTENFIELD DR CLAREMORE OK 74019-0000 Parcel Location Situs 07222 BATTENFIELD DR Subdivision BATTENFIELD ACRES Lot/Block 0009 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 34 / 21 / 15 / 5 Neighborhood 1122 - R-V04-SE VERDIGRIS School District S008 - VERDIGRIS SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.25349401 -95.70037345																																																																																																																									
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Lot Data	Square-Foot - NBHD 1122 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 1 Non-Ag Acres 0.975 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 42,471.00 x 1.70 = 72,201 Factor Value Adjustments 1.0000 Lot Value 72,201		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,526 / 1,526
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,526
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	594 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1973 / 40



\\tsclient\C\Users\Randy Necessary\Pictures\101_0708\IMG_0010. 7/8/2022

Cost Approach		Manual : 01/2025	
Base Cost	109.72	Total Misc Impr	+ 19,904
Roofing Adj	+ 4.39	Garage Cost	+ 15,670
Subfloor Adj	+ -1.15	Total RCN	= 235,877
Heat/Cool Adj	+ 11.47	Depreciation (48%)	- 113,221
Plumbing Adj	+ 6.83	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 122,656
Adj Base Cost	= 131.26	Lot Value	+ 72,201
Total Area	x 1,526	Indicated Value	= 194,857
Adjusted Cost	= 200,303	Value Per SqFt	127.69

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	177,905	116.58	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	4
Indicated Value	252,490 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	122,656		
Lot Value	72,201		
Indicated Value	194,857	127.69	Per SqFt
Agland Value			
Site Improvements	10,886		
Total Value	205,743	134.83	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	70227	24x6		144	23.78		3,424
PRCH	SLAB PORCH - COVERED	70228	498		498	22.86		11,384



Rogers

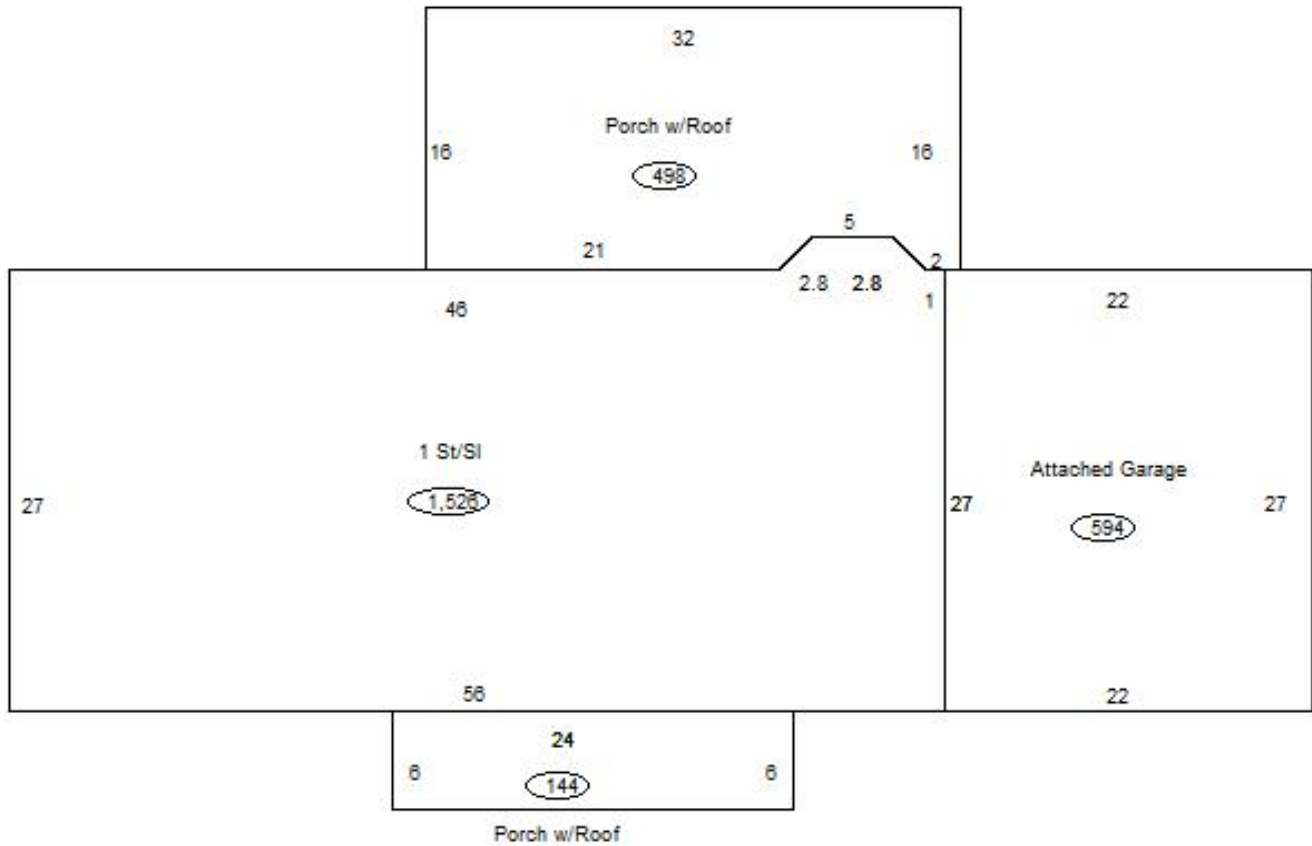
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Sketch Image

660029365



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,526	1.000	1,526
2	G	1		13	Attached Garage	594	1.000	594
3	M	PRCH		13	SLBC	144	1.000	144
4	M	PRCH		13	SLBC	498	1.000	498
Total Building Area						1,526		1,526



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			1,260
	Qual 2	Cond 3	Year 2001	Eff Age 19		
Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)		RCNLD
Base Cost (16.00 x 1,260)		20,160	20,160	9,274		10,886