



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:27:51
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660029372 Parcel ID 000000-00-0-00018-003-0001 Cadastral ID 34-21-15-03640 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 347235 FRENCH-MEADOWS, FAITH V & PAUL D MEADOWS JR 7105 E HANSFORD RD CLAREMORE OK 74019-0000 Parcel Location Situs 07105 HANSFORD RD Subdivision BATTENFIELD ACRES Lot/Block 0001 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 34 / 21 / 15 / 5 Neighborhood 1122 - R-V04-SE VERDIGRIS School District S008 - VERDIGRIS SCHOOLS																																																																																																																									
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Legal Description					Building Permits																																																																																																																				
Lat/Long: 36.25455905 -95.70224622 LOT 1 BLOCK 3 BATTENFIELD ACRES					<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>R19</td> <td>R20- POSS RMA</td> <td>11/2018</td> <td>07/2019</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R19	R20- POSS RMA	11/2018	07/2019																																																																																																							
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Lot Data	Square-Foot - NBHD 1122 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.0091	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	43,955.00 x 1.69 = 74,388	
Factor Value		
Adjustments	2.0671	
Lot Value	153,767	

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,390 / 1,390
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,390
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	546 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1973 / 21



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	154,386	111.07	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	195,240		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	99.95	Total Misc Impr	+	11,949			
Roofing Adj	+ 4.61	Garage Cost	+	14,704			
Subfloor Adj	+ -1.22	Total RCN	=	200,320			
Heat/Cool Adj	+ 11.47	Depreciation (27%)	-	54,086			
Plumbing Adj	+ 10.13	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	146,234			
Adj Base Cost	= 124.94	Lot Value	+	153,767			
Total Area	x 1,390	Indicated Value	=	300,001			
Adjusted Cost	= 173,667	Value Per SqFt		215.83			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	146,234		
Lot Value	153,767		
Indicated Value	300,001	215.83	Per SqFt
Agland Value			
Site Improvements			
Total Value	300,001	215.83	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	70253		280	280	23.31		6,527
PATO	SLAB PORCH - OPEN	70254		10x3	30	10.86		326



Rogers

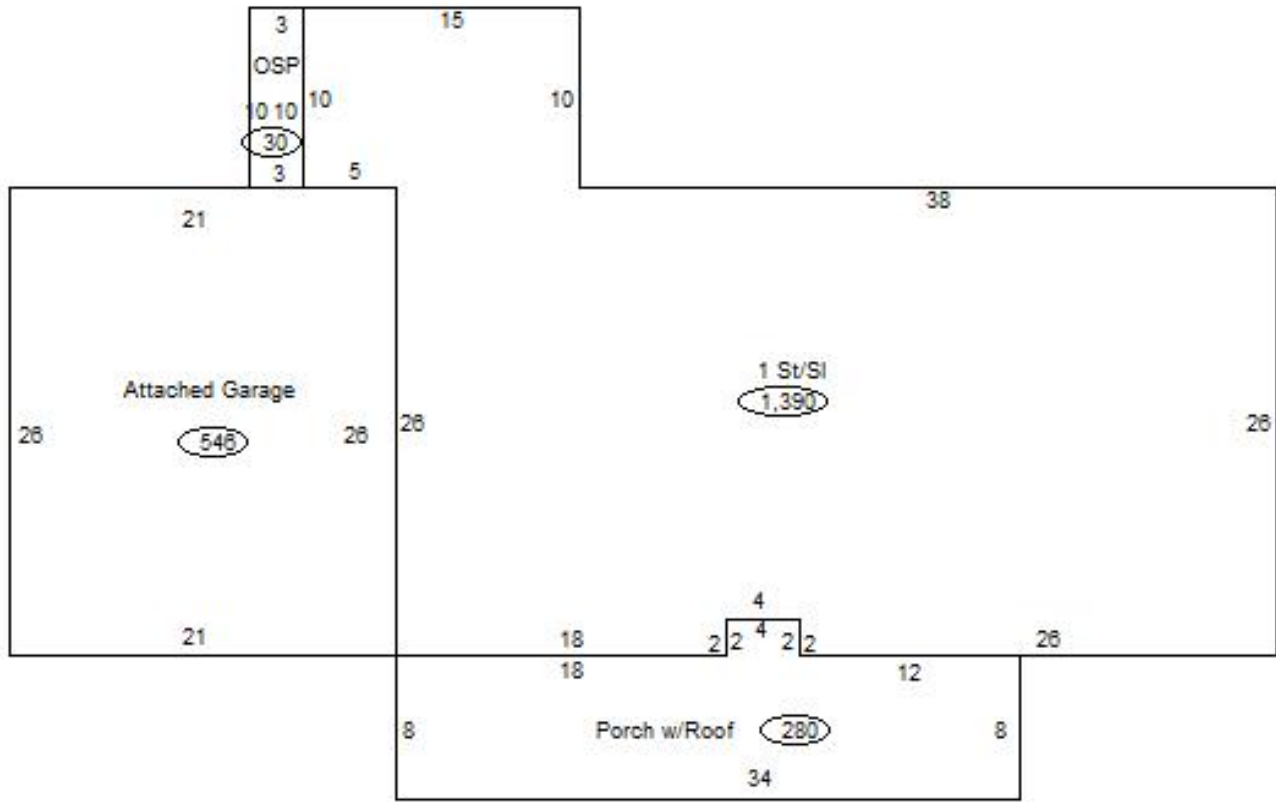
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Sketch Image

660029372



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		13	Attached Garage	546	1.000	546
2	M	PRCH		13	SLBC	280	1.000	280
3	M	PATO		13	Open Slab	30	1.000	30
4	R	1	Slab	13	1 St/Sl	1,390	1.000	1,390
Total Building Area						1,390		1,390



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Outbuildings/Site Improvements

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