



# 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> 660029377 <b>Parcel ID</b> 000000-00-0-00021-001-0001 <b>Cadastral ID</b> 34-21-15-03690 <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> 263138 DEES, LARRY D & NORMA J  7034 E VERDIGRIS DR CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 07034 VERDIGRIS DR <b>Subdivision</b> BATTENFIELD ACRES 2 <b>Lot/Block</b> 0001 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 34 / 21 / 15 / 5 <b>Neighborhood</b> 1122 - R-V04-SE VERDIGRIS <b>School District</b> S008 - VERDIGRIS SCHOOLS					<p style="text-align: right; color: orange;">07/08/2022 09:24</p> <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0708\IMG_0033. 7/8/2022</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.25535687 -95.70394461																																																																																																																									
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Lot Data		Square-Foot - NBHD 1122 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	2.1818		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	95,040.00 x 1.20 = 114,404		
Factor Value			
Adjustments	1.0000		
Lot Value	114,404		



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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% Frame, Stucco
Base/Total Area	1,944 / 1,944
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,944
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	540 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1976 / 38

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	191,267 98.39 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	286,270 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	134,826
Lot Value	114,404
Indicated Value	249,230 128.20 Per SqFt
Agland Value	
Site Improvements	739
Total Value	249,969 128.58 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	91.46	Total Misc Impr	+ 14,854
Roofing Adj	+ 4.90	Garage Cost	+ 14,575
Subfloor Adj	+ -1.22	Total RCN	= 254,389
Heat/Cool Adj	+ 11.47	Depreciation ( 47%)	- 119,563
Plumbing Adj	+ 9.11	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 134,826
Adj Base Cost	= 115.72	Lot Value	+ 114,404
Total Area	x 1,944	Indicated Value	= 249,230
Adjusted Cost	= 224,960	Value Per SqFt	128.20

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	70274	280		280	23.31		6,527
PRCH	SLAB PORCH - COVERED	70275	30x12		360	23.13		8,327



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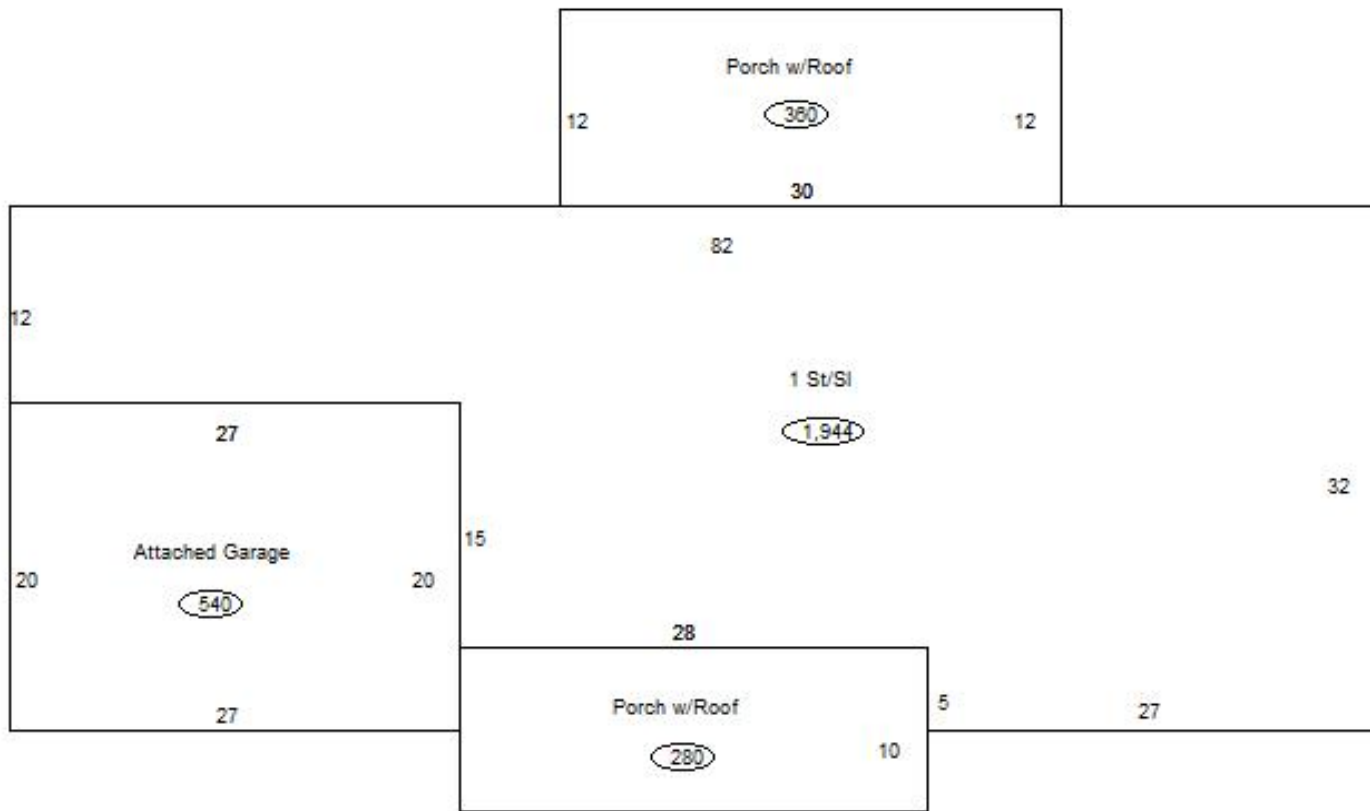
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### Sketch Image

660029377



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,944	1.000	1,944
2	G	1		13	Attached Garage	540	1.000	540
3	M	PRCH		13	SLBC	280	1.000	280
4	M	PRCH		13	SLBC	360	1.000	360
<b>Total Building Area</b>						1,944		1,944



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	CP	CARPORT DIRT	0x0x0			528	
	Qual	3	Cond 3	Year	Eff Age		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (60% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (3.50 x 528)	1,848		1,848	1,109	739