



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																	
Account 660029380 Parcel ID 000000-00-0-00021-001-0004 Cadastral ID 34-21-15-03720 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 257614 LOWTHER, VIRGIL LYNDALL & JOANN MARIE 7156 E VERDIGRIS RD CLAREMORE OK 74019-0000																																																						
Parcel Location Situs 07156 VERDIGRIS DR Subdivision BATTENFIELD ACRES 2 Lot/Block 0004 / 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: 36.25531917 -95.70128093					Building Permits																																																	
LOT 4 BLOCK 1 BATTENFIELD ACRES 2					<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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																								
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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
H	Homestead	Yes	1,000	1,000	938/223	DEVRIES, VIRGINIA L	12/01/1993	82,500	Yes																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>104.132</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 83,750</td> <td>35,467</td> <td>11%</td> <td>3,901</td> <td>Assessed</td> <td>17,725</td> <td>1,845.74</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 162,686</td> <td>125,678</td> <td></td> <td>13,824</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-87.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 246,436</td> <td>161,145</td> <td></td> <td>17,725</td> <td>Total Taxable</td> <td>16,725</td> <td>1,759.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	Remove Cap	0	Land Value 83,750	35,467	11%	3,901	Assessed	17,725	1,845.74	Year Frozen	0	Improvements 162,686	125,678		13,824	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-87.00	TIF Project ID	0	Total Value 246,436	161,145		17,725	Total Taxable	16,725	1,759.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660029380	LOWTHER, VIRGIL LYNDALL &	4	240,236	1000	16,210	1,705.00																																															
2024	2024-660029380	LOWTHER, VIRGIL LYNDALL &	4	249,575	1000	15,708	1,516.00																																															
2023	2023-660029380	LOWTHER, VIRGIL LYNDALL &	4	166,341	1000	15,222	1,447.00																																															
2022	2022-660029380	LOWTHER, VIRGIL LYNDALL &	4	143,178	1000	14,750	1,428.00																																															
2021	2021-660029380	LOWTHER, VIRGIL LYNDALL &	4	141,749	1000	14,592	1,376.00																																															
2020	2020-660029380	LOWTHER, VIRGIL LYNDALL &	4	143,285	1000	14,761	1,394.00																																															
2019	2019-660029380	LOWTHER, VIRGIL LYNDALL &	4	140,833	1000	14,492	1,391.00																																															
2018	2018-660029380	LOWTHER, VIRGIL LYNDALL &	4	148,323	1000	15,316	1,470.00																																															
2017	2017-660029380	LOWTHER, VIRGIL LYNDALL &	4	147,229	1000	15,195	1,462.00																																															
2016	2016-660029380	LOWTHER, VIRGIL LYNDALL &	4	143,939	1000	14,833	1,432.00																																															
2015	2015-660029380	LOWTHER, VIRGIL LYNDALL &	4	144,445	1000	14,689	1,429.00																																															
2014	2014-660029380	LOWTHER, VIRGIL LYNDALL &	4	147,723	1000	14,232	1,311.00																																															
2013	2013-660029380	LOWTHER, VIRGIL LYNDALL &	4	142,321	1000	13,788	1,315.00																																															



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Lot Data		Square-Foot - NBHD 1122 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	1.2619		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	54,969.00 x 1.52 = 83,750		
Factor Value			
Adjustments	1.0000		
Lot Value	83,750		



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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% Veneer, Masonry
Base/Total Area	1,910 / 1,910
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,910
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	504 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1977 / 37

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	205,619	107.65	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	287,810		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	101.78	Total Misc Impr	+	11,264			
Roofing Adj	+ 4.31	Garage Cost	+	13,810			
Subfloor Adj	+ -1.12	Total RCN	=	265,199			
Heat/Cool Adj	+ 11.47	Depreciation (46%)	-	121,992			
Plumbing Adj	+ 9.28	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	143,207			
Adj Base Cost	= 125.72	Lot Value	+	83,750			
Total Area	x 1,910	Indicated Value	=	226,957			
Adjusted Cost	= 240,125	Value Per SqFt		118.83			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	143,207		
Lot Value	83,750		
Indicated Value	226,957	118.83	Per SqFt
Agland Value			
Site Improvements	19,479		
Total Value	246,436	129.02	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	70286	29x6		174	23.66		4,117
PATO	SLAB PORCH - OPEN	70287	16x13		208	9.86		2,051



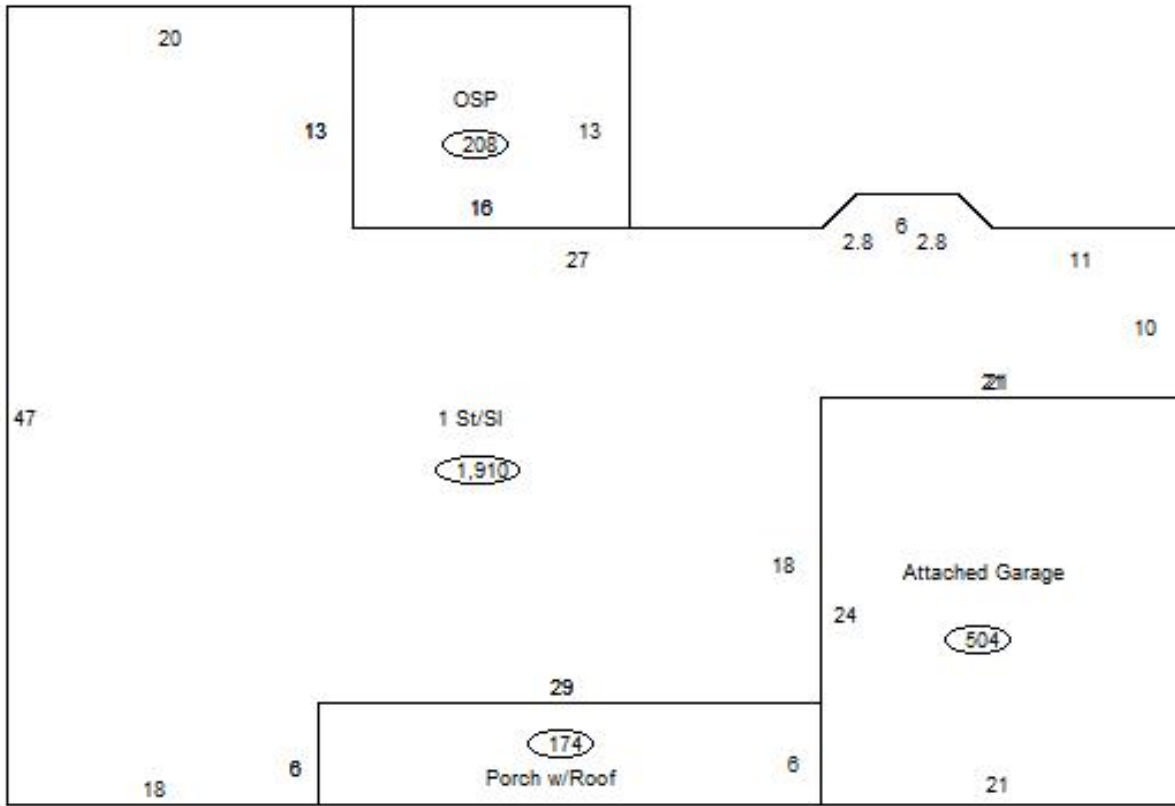
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,910	1.000	1,910
2	G	1		13	Attached Garage	504	1.000	504
3	M	PRCH		13	SLBC	174	1.000	174
4	M	PATO		13	Open Slab	208	1.000	208
Total Building Area						1,910		1,910



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,280
	Qual 2	Cond 3	Year 2000	Eff Age 20		
	Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
	Base Cost (29.84 x 1,280)		38,195	38,195	18,716	19,479
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					