



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:56:00
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Assessment Data					Primary Image																																																																																																																				
Account 660029382 Parcel ID 000000-00-0-00021-001-0006 Cadastral ID 34-21-15-03740 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 344577 SNEED, GARRETT WAYNE & MALARIE LYNN 7232 E VERDIGRIS DR CLAREMORE OK 74019-0000 Parcel Location Situs 07232 VERDIGRIS DR Subdivision BATTENFIELD ACRES 2 Lot/Block 0006 / 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: 36.25530620 -95.70002516																																																																																																																									
Building Permits					<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 colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 1122 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 1 Non-Ag Acres 1.2828 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 55,878.00 x 1.51 = 84,522 Factor Value Adjustments 1.7578 Lot Value 148,573		 <p>07/08/2022 09:18</p> <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0708\IMG_0026. 7/8/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	70% Veneer, Stone 30% Frame, Siding, Vinyl
Base/Total Area	1,420 / 2,140
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,420
Fixture/RghIn	18 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1976 / 25

Cost Approach		Manual : 01/2025	
Base Cost	98.58	Total Misc Impr	+ 20,020
Roofing Adj	+ 3.68	Garage Cost	+ 18,106
Subfloor Adj	+ -2.35	Total RCN	= 311,361
Heat/Cool Adj	+ 14.47	Depreciation (31%)	- 96,522
Plumbing Adj	+ 13.30	Lump Sums	+ 2,978
Basement Adj	+ 0.00	RCNLD	= 217,817
Adj Base Cost	= 127.68	Lot Value	+ 148,573
Total Area	x 2,140	Indicated Value	= 366,390
Adjusted Cost	= 273,235	Value Per SqFt	171.21

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	265,514	124.07	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	86,090		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	217,817		
Lot Value	148,573		
Indicated Value	366,390	171.21	Per SqFt
Agland Value			
Site Improvements	19,387		
Total Value	385,777	180.27	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	6,429.63		6,430
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PRCH	SLAB PORCH - COVERED	70294	28x6		168	28.93		4,860
PATO	SLAB PORCH - OPEN	70295	24x8		192	11.98		2,300
WODO	WOOD DECK - OPEN	70296	24x10		240	22.56	45%	2,978

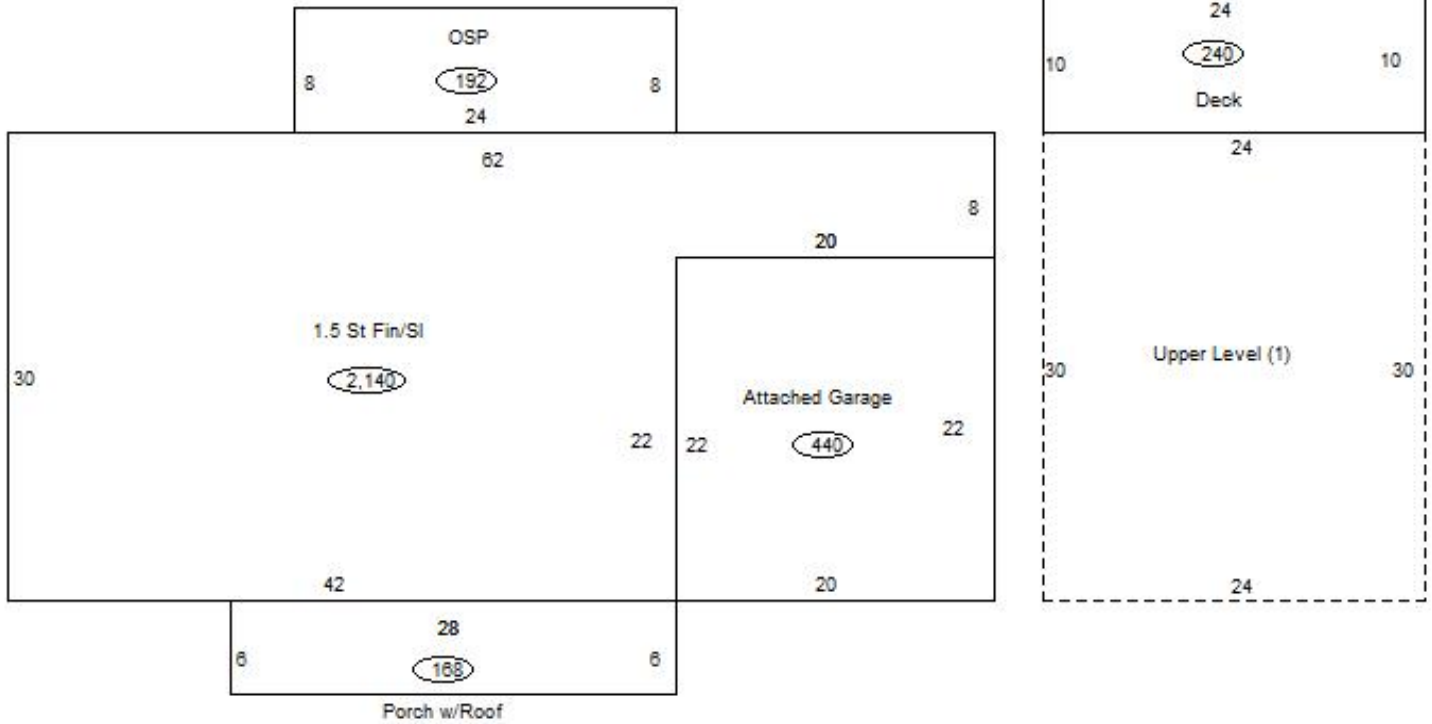


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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,420	1.507	2,140
2	G	1		13	Attached Garage	440	1.000	440
3	M	PRCH		13	SLBC	168	1.000	168
4	M	PATO		13	Open Slab	192	1.000	192
5	M	WODO		13	WODO	240	1.000	240
6	U	^UL		13	Upper Level (1)	720	1.000	720
Total Building Area						1,420		2,140



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	30x50x0			1,500
	Qual 2	Cond 3	Year 1994	Eff Age 24		
	Valuation Summary		Modifier Total	RCN	Depr (53% Phys/ % Func)	RCNLD
	Base Cost (27.50 x 1,500)		41,250	41,250	21,863	19,387
	STF	STG FAIR	0x0x0			
	Qual 2	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					