



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 22:28:12
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Assessment Data					Primary Image																																																																																																																				
Account 660029383 Parcel ID 000000-00-0-00021-001-0007 Cadastral ID 34-21-15-03750 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 106224 FIELDS, JERRY ALLAN & PATRICIA ALLENE TRUST 7262 E VERDIGRIS DR CLAREMORE OK 74019-0000 Parcel Location Situs 07262 VERDIGRIS DR Subdivision BATTENFIELD ACRES 2 Lot/Block 0007 / 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: 36.25530964 -95.69941905 LOT 7 BLOCK 1 BATTENFIELD ACRES 2																																																																																																																									
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Lot Data	Square-Foot - NBHD 1122 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 1 Non-Ag Acres 1.2696 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 55,304.00 x 1.52 = 84,034 Factor Value Adjustments 1.0000 Lot Value 84,034		<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0708\IMG_0025. 7/8/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	60% Veneer, Masonry 40% Frame, Siding, Wood
Base/Total Area	1,228 / 2,065
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,228
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	462 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1976 / 38

Cost Approach				Manual : 01/2025			
Base Cost	94.21	Total Misc Impr	+ 27,696	Roofing Adj	+ 3.10	Garage Cost	+ 15,015
Subfloor Adj	+ -1.44	Total RCN	= 282,313	Heat/Cool Adj	+ 12.64	Depreciation (45%)	- 127,041
Plumbing Adj	+ 7.52	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 155,272
Adj Base Cost	= 116.03	Lot Value	+ 84,034	Total Area	x 2,065	Indicated Value	= 239,306
		Value Per SqFt	115.89	Adjusted Cost	= 239,602		

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	227,802	110.32	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	281,030		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	155,272		
Lot Value	84,034		
Indicated Value	239,306	115.89	Per SqFt
Agland Value			
Site Improvements	11,486		
Total Value	250,792	121.45	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	70300	12x7		84	26.66		2,239
EPSW	ENCLOSED PORCH - SOLID WALL	70301	29x10		290	68.42		19,842



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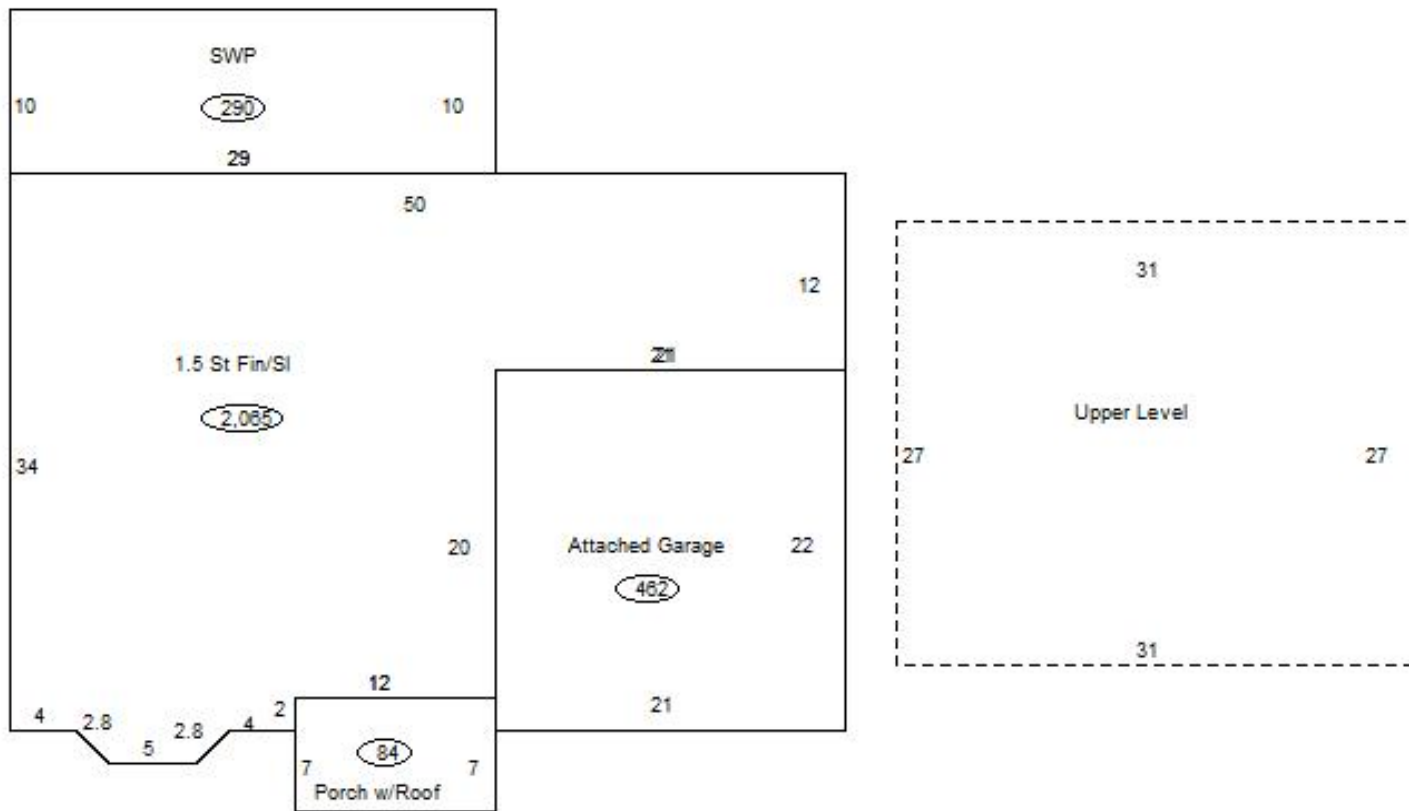
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Sketch Image

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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	1,228	1.682	2,065
2	G	1		13	Attached Garage	462	1.000	462
3	M	PRCH		13	SLBC	84	1.000	84
4	M	EPSW		13	EPSW	290	1.000	290
5	U	^UL	Overhang	13	Upper Level	837	1.000	837
Total Building Area						1,228		2,065



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			720
	Qual 2	Cond 3	Year 2000	Eff Age 20		
		Valuation Summary	Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
		Base Cost (31.28 x 720)	22,522	22,522	11,036	11,486