



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 660029384 Parcel ID 000000-00-0-00021-002-0001 Cadastral ID 34-21-15-03760 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 299458 MATHESON, CHRIS J PO BOX 580882 TULSA OK 74158-0000 Parcel Location Situs 07025 VERDIGRIS DR Subdivision BATTENFIELD ACRES 2 Lot/Block 0001 / 0002 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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Lot Data	Square-Foot - NBHD 1122 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	2.4111	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	105,027.00 x 1.13 = 118,599	
Factor Value		
Adjustments	1.0000	
Lot Value	118,599	

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,121 / 2,121
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,121
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1976 / 44

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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	183,729	86.62	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	283,460		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	127,072		
Lot Value	118,599		
Indicated Value	245,671	115.83	Per SqFt
Agland Value			
Site Improvements	30,602		
Total Value	276,273	130.26	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	92.73	Total Misc Impr	+	23,555			
Roofing Adj	+ 3.94	Garage Cost	+				
Subfloor Adj	+ -1.07	Total RCN	=	264,734			
Heat/Cool Adj	+ 11.47	Depreciation (52%)	-	137,662			
Plumbing Adj	+ 6.64	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	127,072			
Adj Base Cost	= 113.71	Lot Value	+	118,599			
Total Area	x 2,121	Indicated Value	=	245,671			
Adjusted Cost	= 241,179	Value Per SqFt		115.83			

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	70304		233	233	23.46		5,466
EPSW	ENCLOSED PORCH - SOLID WALL	70305		21x10	210	61.87		12,993



Rogers

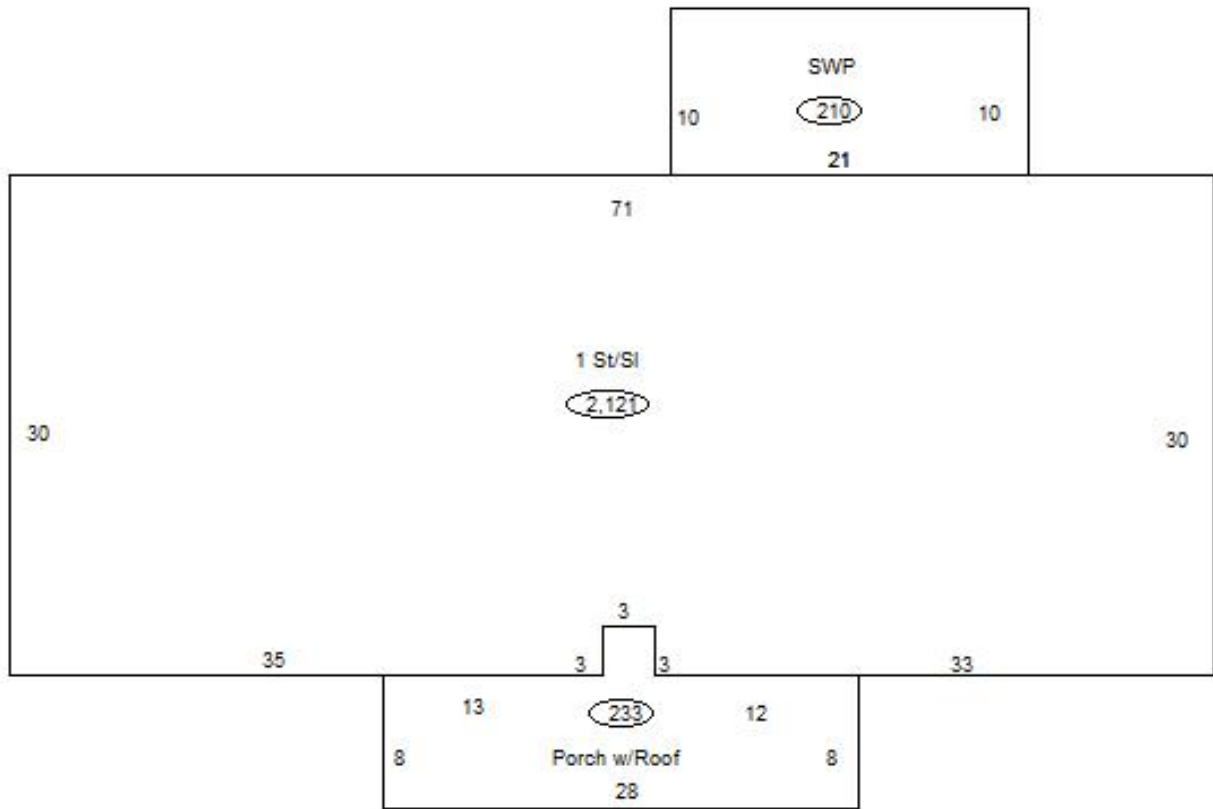
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Sketch Image

660029384



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,121	1.000	2,121
2	M	PRCH		13	SLBC	233	1.000	233
3	M	EPSW		13	EPSW	210	1.000	210
Total Building Area						2,121		2,121



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,500
	Qual 2	Cond 3	Year 2005	Eff Age 16		
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
	Base Cost (28.71 x 1,500)		43,065	43,065	15,934	27,131
	CPDT	CARPORT - DETACHED	20x24x0			480
	Qual 3	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
	Base Cost (10.33 x 480)		4,958	4,958	1,487	3,471
	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)					