



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 22:28:16  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660029389 <b>Parcel ID</b> 000000-00-0-00021-002-0006 <b>Cadastral ID</b> 34-21-15-03810 <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> 342899 RUSSELL, TERRY & KIMBERLY  7245 E VERDIGRIS DR CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 07245 VERDIGRIS DR <b>Subdivision</b> BATTENFIELD ACRES 2 <b>Lot/Block</b> 0006 / 0002 Parcel Size 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																																																																																																																									
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Time 22:28:16  
Page 2

Lot Data	Square-Foot - NBHD 1122 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.2938	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	56,359.00 x 1.51 = 84,931	
Factor Value		
Adjustments	1.1739	
Lot Value	99,701	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,600 / 1,600
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,600
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	500 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1976 / 38

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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	165,850	103.66	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	238,010		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	105.95	Total Misc Impr	+	15,479			
Roofing Adj	+ 4.27	Garage Cost	+	13,720			
Subfloor Adj	+ -1.15	Total RCN	=	236,143			
Heat/Cool Adj	+ 11.47	Depreciation ( 47%)	-	110,987			
Plumbing Adj	+ 8.80	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	125,156			
Adj Base Cost	= 129.34	Lot Value	+	99,701			
Total Area	x 1,600	Indicated Value	=	224,857			
Adjusted Cost	= 206,944	Value Per SqFt		140.54			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	125,156		
Lot Value	99,701		
Indicated Value	224,857	140.54	Per SqFt
Agland Value			
Site Improvements			
Total Value	224,857	140.54	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	70326		120	120	23.88		2,866
PRCH	SLAB PORCH - COVERED	70327	18x18		324	23.20		7,517



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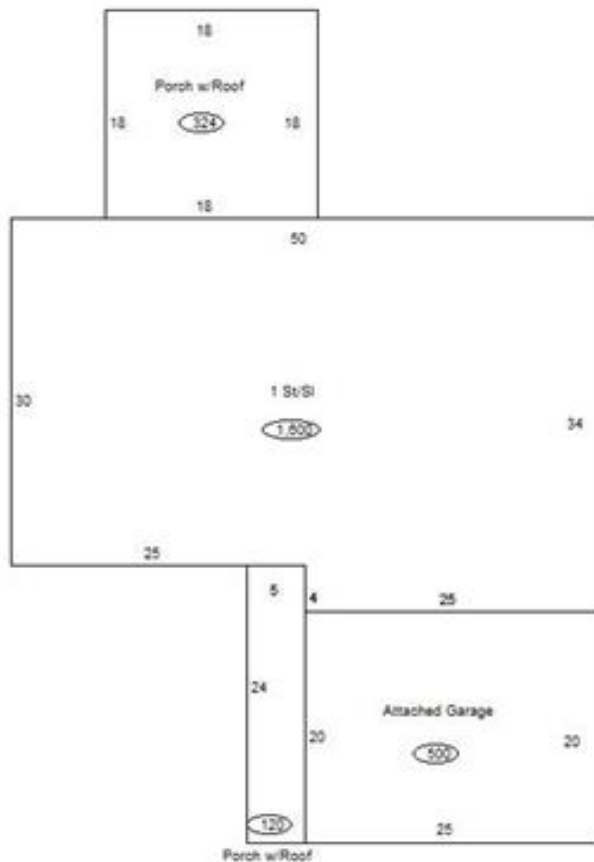
Date 04/16/2026

Time 22:28:16

Page 3

Sketch Image

660029389



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,600	1.000	1,600
2	G	1		13	Attached Garage	500	1.000	500
3	M	PRCH		13	SLBC	120	1.000	120
4	M	PRCH		13	SLBC	324	1.000	324
<b>Total Building Area</b>						1,600		1,600