



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660029391 <b>Parcel ID</b> 000000-00-0-00021-002-0008 <b>Cadastral ID</b> 34-21-15-03830 <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> 106304 ARCHER, LINDA TRUSTEE  7295 E VERDIGRIS DR CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 07295 VERDIGRIS DR <b>Subdivision</b> BATTENFIELD ACRES 2 <b>Lot/Block</b> 0008 / 0002 <b>Parcel Size</b> 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					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0708\IMG_0044. 7/11/2022</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.25627822 -95.69878660																																																																																																																									
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Lot Data	Square-Foot - NBHD 1122 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> 1 <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 1.2815 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 55,822.00 x 1.51 = 84,475 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 84,475		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	1,720 / 1,720
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,720
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	4 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	550 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1976 / 38

\\tsclient\C\Users\Randy Necessary\Pictures\101\_0708\IMG\_0044. 7/11/2022

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	186,457	108.41	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	4		
<b>Indicated Value</b>	255,430		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	103.97	<b>Total Misc Impr</b>	+ 12,809				
<b>Roofing Adj</b>	+ 4.40	<b>Garage Cost</b>	+ 14,784				
<b>Subfloor Adj</b>	+ -1.15	<b>Total RCN</b>	= 245,827				
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 47%)</b>	- 115,539				
<b>Plumbing Adj</b>	+ 8.19	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 130,288				
<b>Adj Base Cost</b>	= 126.88	<b>Lot Value</b>	+ 84,475				
<b>Total Area</b>	x 1,720	<b>Indicated Value</b>	= 214,763				
<b>Adjusted Cost</b>	= 218,234	<b>Value Per SqFt</b>	124.86				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	130,288		
<b>Lot Value</b>	84,475		
<b>Indicated Value</b>	214,763	124.86	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	8,777		
<b>Total Value</b>	223,540	129.97	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	70334		87	87	23.99	2,087
PRCH	SLAB PORCH - COVERED	70335	20x12		240	23.44	5,626



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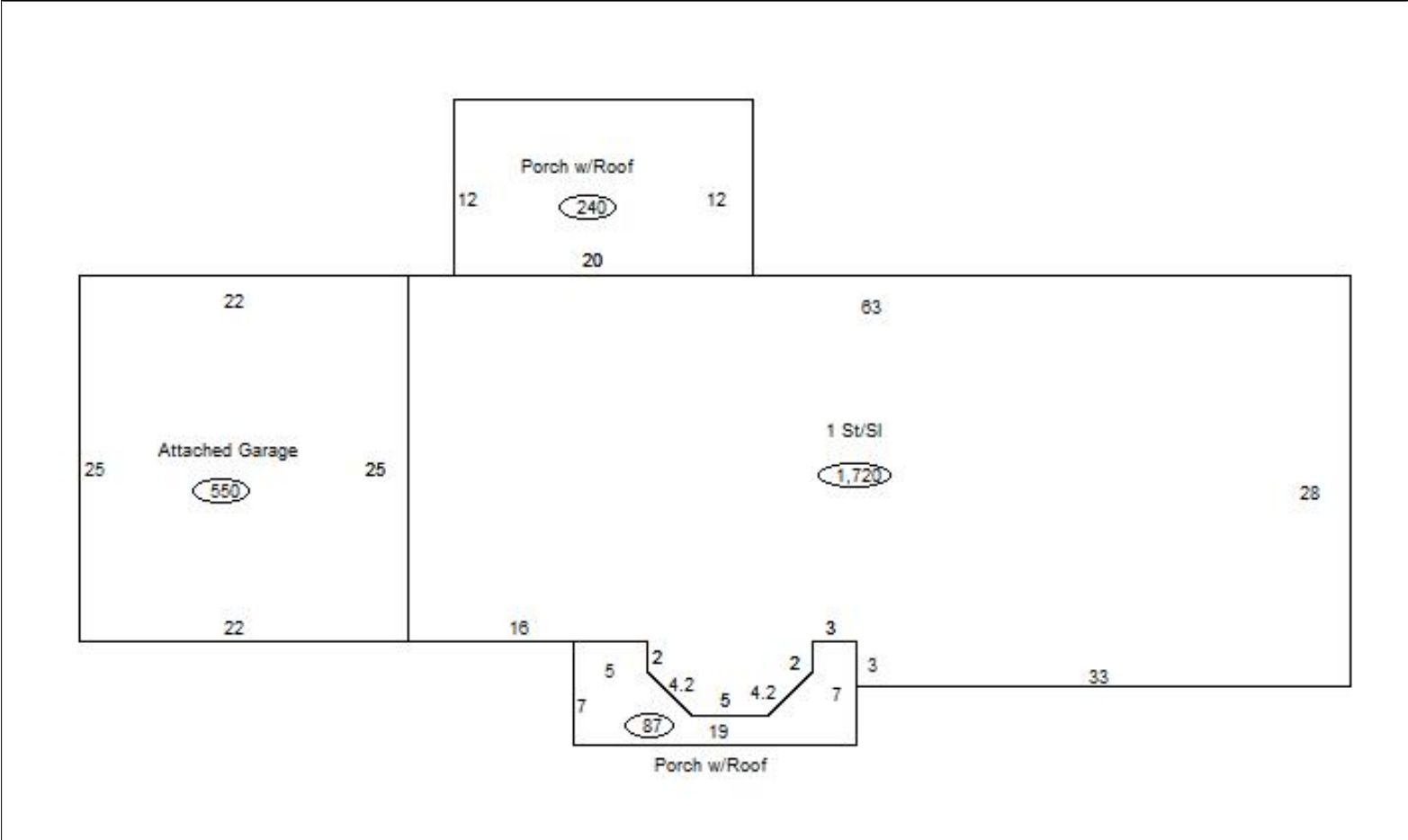
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,720	1.000	1,720
2	G	1		13	Attached Garage	550	1.000	550
3	M	PRCH		13	SLBC	87	1.000	87
4	M	PRCH		13	SLBC	240	1.000	240
<b>Total Building Area</b>						1,720		1,720



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			375
	Qual	3	Cond 3	Year	Eff Age 17	
	<b>Valuation Summary</b> Base Cost (32.53 x 375) 12,199		<b>Modifier Total</b>	<b>RCN</b> 12,199	<b>Depr (40% Phys/ % Func)</b> 4,880	<b>RCNLD</b> 7,319
	CP	CARPORT DIRT	0x0x0			490
	Qual	3	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b> Base Cost (3.50 x 490) 1,715		<b>Modifier Total</b>	<b>RCN</b> 1,715	<b>Depr (15% Phys/ % Func)</b> 257	<b>RCNLD</b> 1,458