



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:28:21
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Assessment Data					Primary Image																																																																																																																				
Account 660029393 Parcel ID 000000-00-0-00021-003-0001 Cadastral ID 34-21-15-03850 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 310671 TELTOW, LINDA 24577 S CANYON RD CLAREMORE OK 74019-0000 Parcel Location Situs 24577 S CANYON RD Subdivision BATTENFIELD ACRES 2 Lot/Block 0001 / 0003 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: 36.25536757 -95.69841591																																																																																																																									
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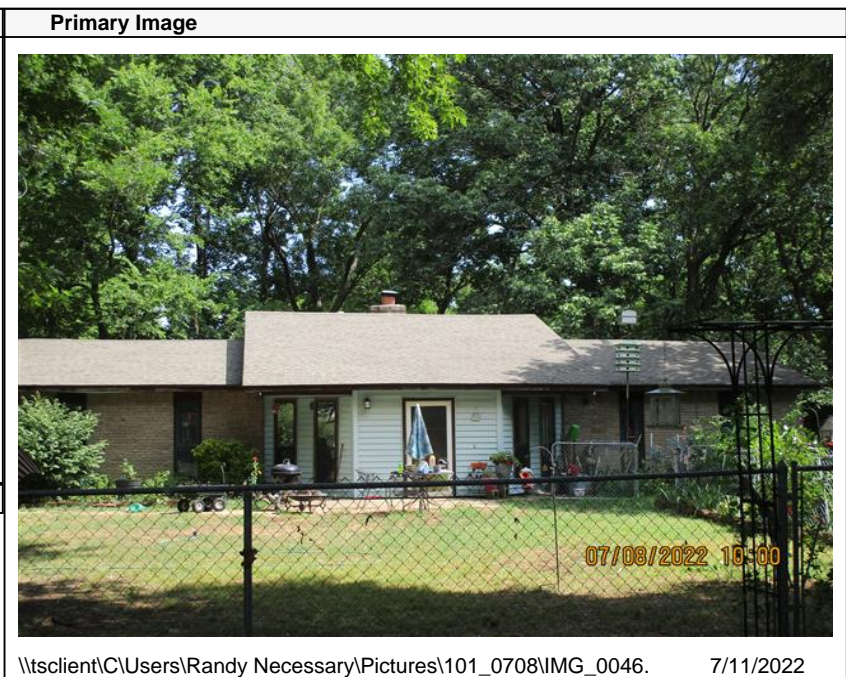
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Lot Data		Square-Foot - NBHD 1122 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	1.8179		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	79,188.00 x 1.32 = 104,336		
Factor Value			
Adjustments	1.0000		
Lot Value	104,336		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	1,627 / 1,627
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,627
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1977 / 37

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	161,044	98.98	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	218,260		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	101.82	Total Misc Impr	+ 8,971
Roofing Adj	+ 4.35	Garage Cost	+ 11,700
Subfloor Adj	+ -1.15	Total RCN	= 224,274
Heat/Cool Adj	+ 11.47	Depreciation (46%)	- 103,166
Plumbing Adj	+ 8.65	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 121,108
Adj Base Cost	= 125.14	Lot Value	+ 104,336
Total Area	x 1,627	Indicated Value	= 225,444
Adjusted Cost	= 203,603	Value Per SqFt	138.56

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	121,108		
Lot Value	104,336		
Indicated Value	225,444	138.56	Per SqFt
Agland Value			
Site Improvements	1,560		
Total Value	227,004	139.52	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
PATO	SLAB PORCH - OPEN	70342	20x15		300	8.39		2,517
PATO	SLAB PORCH - OPEN	70343	128		128	10.61		1,358



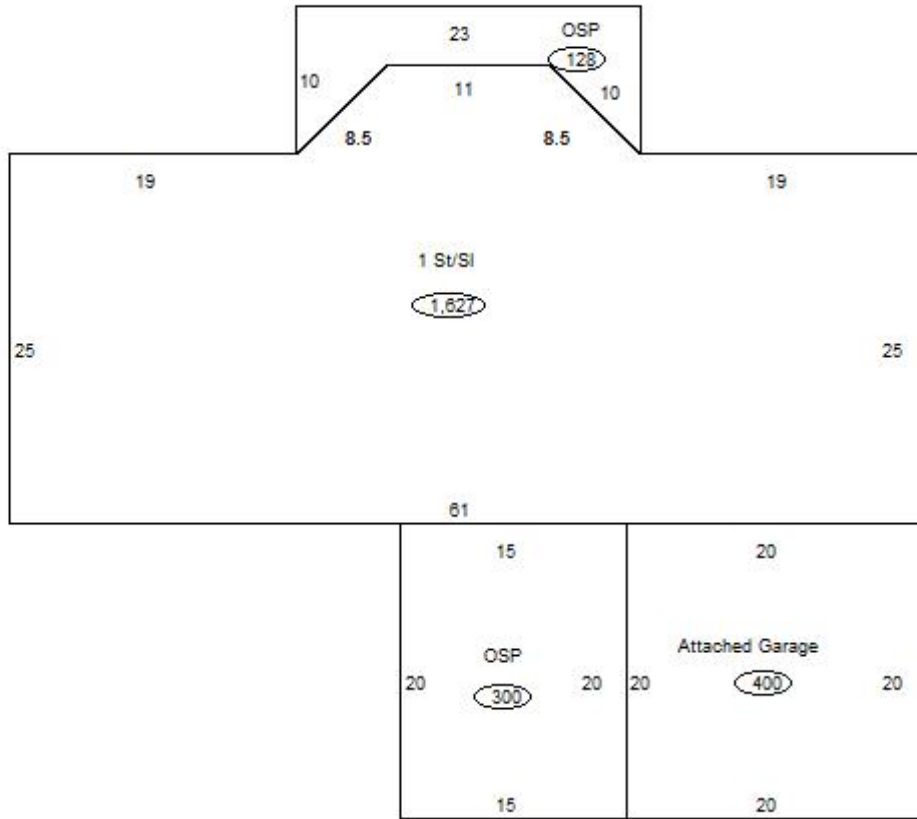
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Sketch Image

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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	1,627	1.000	1,627
2	G	1		13	Attached Garage	400	1.000	400
3	M	PATO		13	Open Slab	300	1.000	300
4	M	PATO		13	Open Slab	128	1.000	128
Total Building Area						1,627		1,627



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	CPF	CARPORT FLAT ROOF CF	20x20x0			400	
	Qual	3	Cond 3	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD	
		Base Cost (6.00 x 400)	2,400		2,400	840	1,560