



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 660029396 Parcel ID 000000-00-0-00021-004-0003 Cadastral ID 34-21-15-03880 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 340437 PERCEFUL, MEAGHAN & JORDAN 24722 S CANYON RD CLAREMORE OK 74019-0000 Parcel Location Situs 24722 S CANYON RD Subdivision BATTENFIELD ACRES 2 Lot/Block 0003 / 0004 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: 36.25382586 -95.69599968 LOT 3 BLOCK 4 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	2.6372	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	114,876.00 x 1.07 = 122,736	
Factor Value		
Adjustments	1.5047	
Lot Value	184,681	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	30% Veneer, Stone 70% Frame, Siding, Vinyl
Base/Total Area	2,026 / 2,698
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,026
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	528 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1978 / 36

Cost Approach		Manual : 01/2025	
Base Cost	95.59	Total Misc Impr	+ 13,668
Roofing Adj	+ 4.03	Garage Cost	+ 20,766
Subfloor Adj	+ -2.55	Total RCN	= 357,735
Heat/Cool Adj	+ 14.47	Depreciation (43%)	- 153,826
Plumbing Adj	+ 8.29	Lump Sums	+ 1,393
Basement Adj	+ 0.00	RCNLD	= 205,302
Adj Base Cost	= 119.83	Lot Value	+ 184,681
Total Area	x 2,698	Indicated Value	= 389,983
Adjusted Cost	= 323,301	Value Per SqFt	144.55

\\tsclient\C\Users\Randy Necessary\Pictures\101_0708\IMG_0048. 7/11/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	310,005	114.90	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	372,290 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	205,302		
Lot Value	184,681		
Indicated Value	389,983	144.55	Per SqFt
Agland Value			
Site Improvements	6,250		
Total Value	396,233	146.86	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	70357	24x4		96	29.22		2,805
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	70358	138		138	32.12		4,433
WODO	WOOD DECK - OPEN	70359	10x8		80	31.67	45%	1,393



Rogers

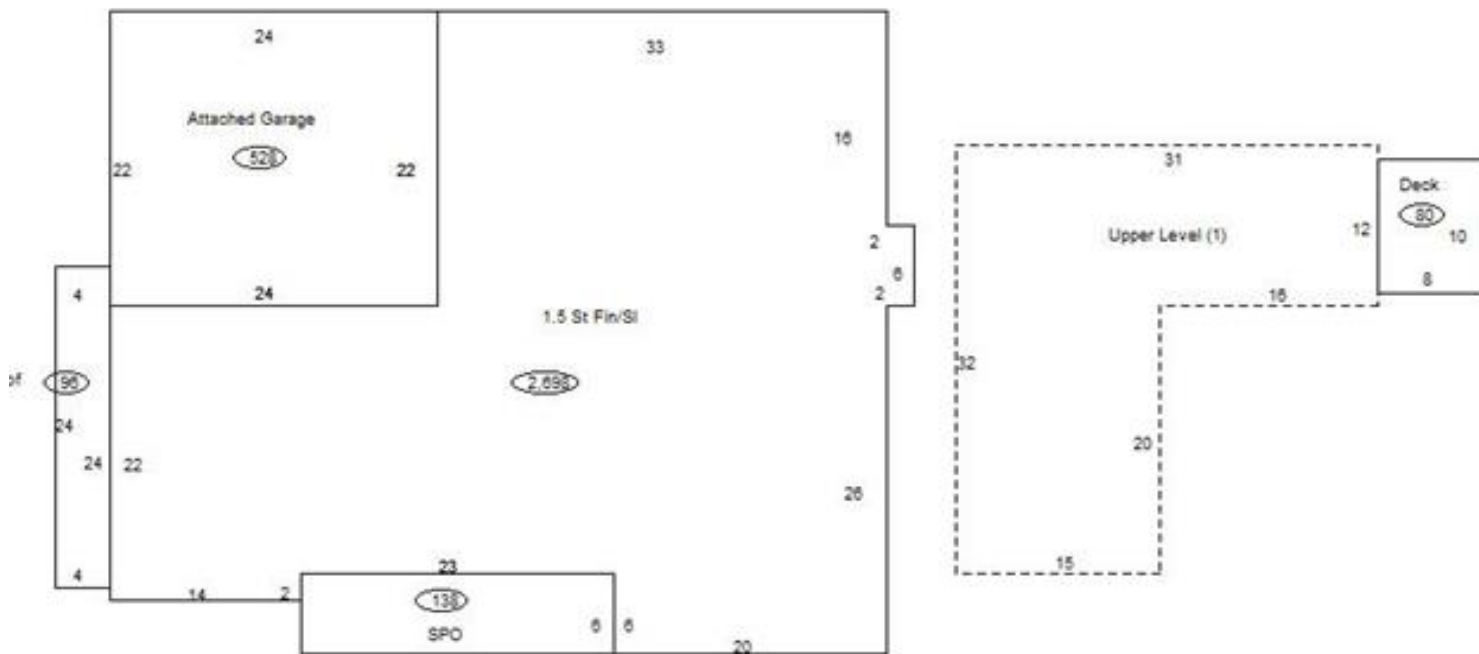
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Sketch Image

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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/SI	2,026	1.332	2,698
2	G	1		13	Attached Garage	528	1.000	528
3	M	PRCH		13	SLBC	96	1.000	96
4	M	EPKS		13	Screen Porch	138	1.000	138
5	M	WODO		13	WODO	80	1.000	80
6	U	^UL		13	Upper Level (1)	672	1.000	672
Total Building Area						2,026		2,698



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SV	SWIM VINYL	0x0x0			1	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (75% Phys/ % Func)	RCNLD	
		Base Cost (25,000.00 x 1)	25,000		25,000	18,750	6,250
	STF	STG FAIR	0x0x0				
	Qual	2	Cond 2	Year	Eff Age	2026	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
		Base Cost (4.68 x)					
	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)					
	PCPT	Carport - Portable	0x0x0				
	Qual		Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
		Base Cost (4.61 x)					
	PCPT	Carport - Portable	0x0x0				
	Qual		Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
		Base Cost (4.61 x)					
	PCPT	Carport - Portable	0x0x0				
	Qual		Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
		Base Cost (4.61 x)					