



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660029397 <b>Parcel ID</b> 000000-00-0-00021-005-0001 <b>Cadastral ID</b> 34-21-15-03890 <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> 106364 HAMILTON, PAUL W III &  PAULETTA ANN TRUSTEES 24747 S CANYON RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 24747 S CANYON RD <b>Subdivision</b> BATTENFIELD ACRES 2 <b>Lot/Block</b> 0001 / 0005 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																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.25458777 -95.69668669																																																																																																																									
<b>LOT 1 BLOCK 5 BATTENFIELD ACRES 2 LESS 65' STRIP ALG W/L LOT 1 BL 5</b>					<b>Building Permits</b> <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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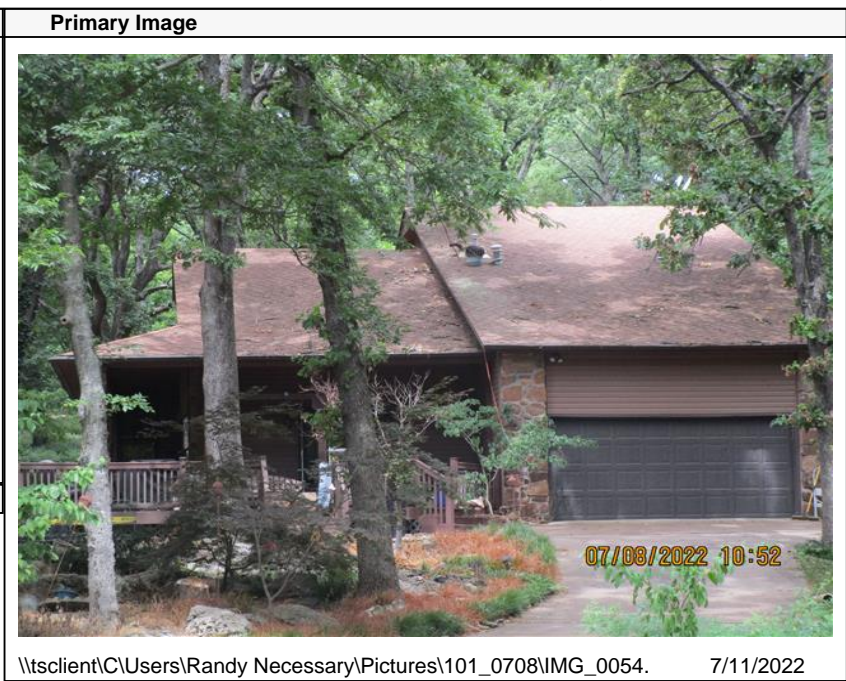
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Lot Data		Square-Foot - NBHD 1122 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	1.8255		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	79,519.00 x 1.32 = 104,617		
Factor Value			
Adjustments	1.0000		
Lot Value	104,617		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	50% Veneer, Stone 50% Frame, Siding, Vinyl
Base/Total Area	1,670 / 2,573
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,670
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	484 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	
Adusted R	0.8445		
Indicated Value	300,248	116.69	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	371,160		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	95.69	Total Misc Impr	+ 17,775				
Roofing Adj	+ 3.54	Garage Cost	+ 19,389				
Subfloor Adj	+ -2.30	Total RCN	= 346,156				
Heat/Cool Adj	+ 14.47	Depreciation ( 44%)	- 152,309				
Plumbing Adj	+ 8.69	Lump Sums	+ 9,826				
Basement Adj	+ 0.00	RCNLD	= 203,673				
Adj Base Cost	= 120.09	Lot Value	+ 104,617				
Total Area	x 2,573	Indicated Value	= 308,290				
Adjusted Cost	= 308,992	Value Per SqFt	119.82				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	203,673		
Lot Value	104,617		
Indicated Value	308,290	119.82	Per SqFt
Agland Value			
Site Improvements	12,086		
Total Value	320,376	124.51	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	70363	360		360	28.28		10,181
WODO	WOOD DECK - OPEN	70364	350		350	19.14	10%	6,029
BALW	BALCONY - WOOD	70365	12x10		120	31.64		3,797
PATO	SLAB PORCH - OPEN	70366	15x6		90	12.93		1,164



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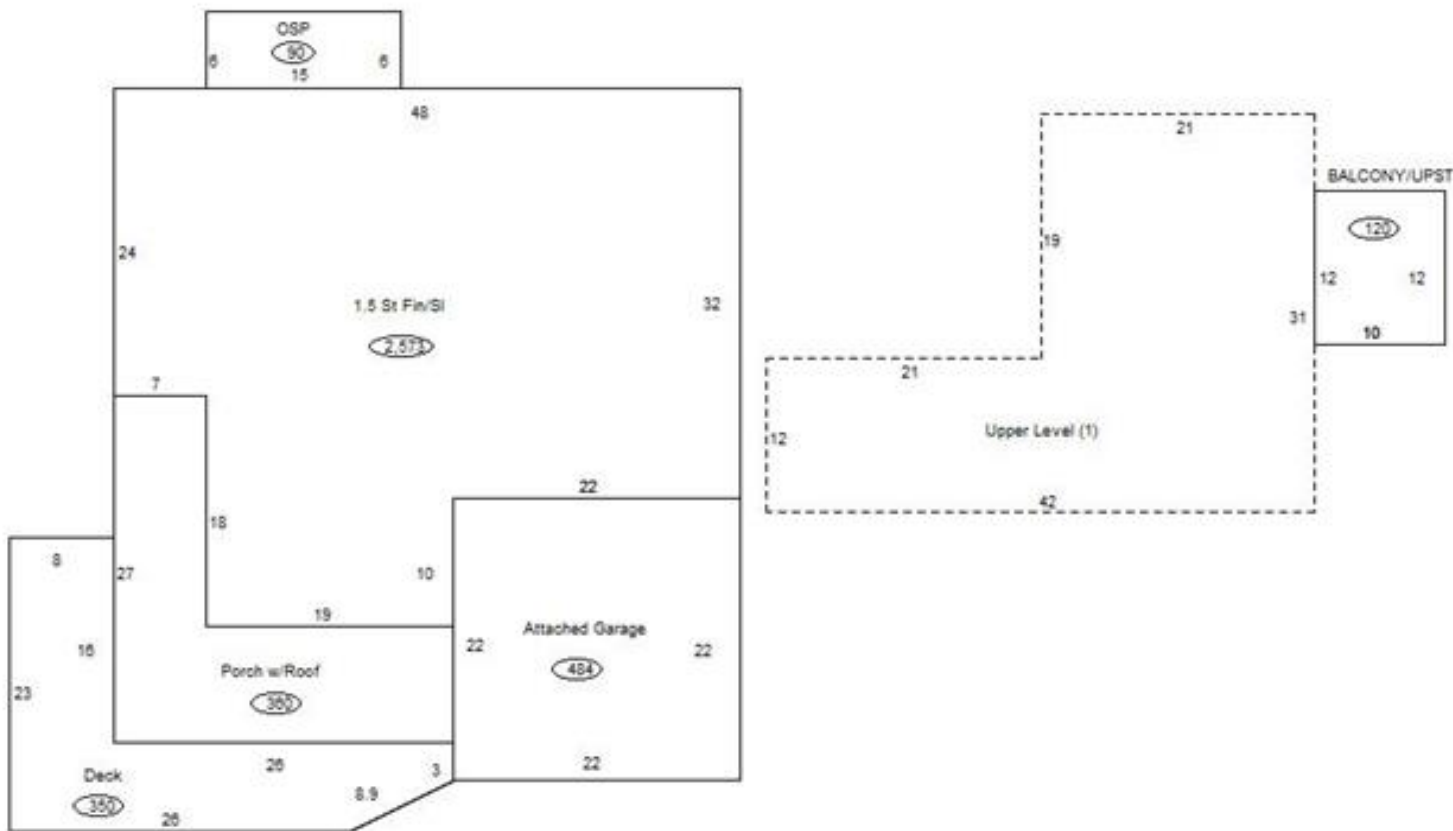
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### Sketch Image

660029397



### 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/Sl	1,670	1.541	2,573
2	G	1		13	Attached Garage	484	1.000	484
3	M	PRCH		13	SLBC	360	1.000	360
4	M	WODO		13	WODO	350	1.000	350
5	M	BALW		13	Balcony	120	1.000	120
6	M	PATO		13	Open Slab	90	1.000	90
7	U	^UL		13	Upper Level (1)	903	1.000	903
<b>Total Building Area</b>						<b>1,670</b>		<b>2,573</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	0x0x0			870
	Qual 3	Cond 3	Year 2000	Eff Age 20		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (49% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (27.24 x 870)	23,699		23,699	11,613	12,086
	SV	SWIM VINYL	0x0x0			1
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (25,000.00 x 1)	25,000		25,000	25,000	
	STF	STG FAIR	0x0x0			
	Qual 2	Cond 3	Year	Eff Age 1520		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x )					