



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:58:40  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660029402 <b>Parcel ID</b> 000000-00-0-00024-003-0001 <b>Cadastral ID</b> 34-21-15-03940 <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> 253071 LAWSON, DOROTHY J-TRUSTEE IRREVOCABLE TRUST  7388 E VERDIGRIS DR CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 07388 E VERDIGRIS DR <b>Subdivision</b> BATTENFIELD ACRES 3 <b>Lot/Block</b> 0001 / 0003 <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																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.25533315 -95.69652881																																																																																																																									
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Lot Data		Square-Foot - NBHD 1122 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	1.3867		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	60,404.00 x 1.46 = 88,369		
Factor Value			
Adjustments	1.0000		
Lot Value	88,369		



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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	40% Veneer, Masonry 60% Frame, Siding, Wood
Base/Total Area	1,713 / 1,713
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,713
Fixture/RghIn	11 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	582 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1992 / 26

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	196,081	114.47	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	247,640		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	98.92	Total Misc Impr	+	11,623			
Roofing Adj	+ 4.40	Garage Cost	+	15,435			
Subfloor Adj	+ -1.15	Total RCN	=	235,804			
Heat/Cool Adj	+ 11.47	Depreciation ( 35%)	-	82,531			
Plumbing Adj	+ 8.22	Lump Sums	+	3,946			
Basement Adj	+ 0.00	RCNLD	=	157,219			
Adj Base Cost	= 121.86	Lot Value	+	88,369			
Total Area	x 1,713	Indicated Value	=	245,588			
Adjusted Cost	= 208,746	Value Per SqFt		143.37			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	157,219		
Lot Value	88,369		
Indicated Value	245,588	143.37	Per SqFt
Agland Value			
Site Improvements			
Total Value	245,588	143.37	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	70388	40x7		280	23.31		6,527
WODO	WOOD DECK - OPEN	70389	63x6		378	16.06	35%	3,946



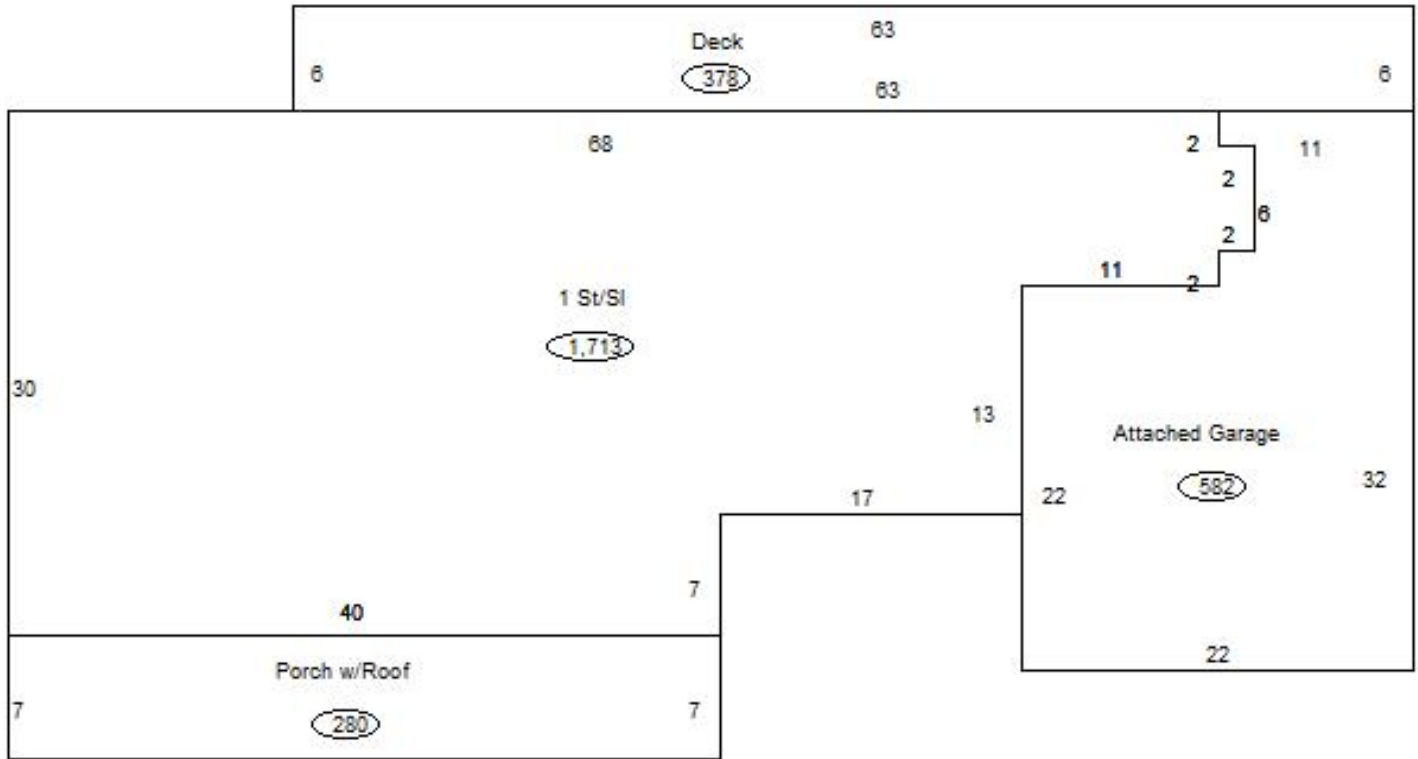
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Sketch Image

660029402



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,713	1.000	1,713
2	G	1		13	Attached Garage	582	1.000	582
3	M	PRCH		13	SLBC	280	1.000	280
4	M	WODO		13	WODO	378	1.000	378
<b>Total Building Area</b>						1,713		1,713