



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 660029404 Parcel ID 000000-00-0-00024-003-0003 Cadastral ID 34-21-15-03960 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 312175 WILEY, ROBERT E JR 24607 S CANYON RD CLAREMORE OK 74019-0000 Parcel Location Situs 24607 S CANYON RD Subdivision BATTENFIELD ACRES 3 Lot/Block 0003 / 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 Lat/Long: 36.25516690 -95.69735010																																																																																																																									
Legal Description LOT 3 BLOCK 3 BATTENFIELD ACRES 3 LESS TR BEG SE/C OF LT 3 ; TH W 103.33'; TH N 59-53-13 W 103.33'; TH N 59-12-11 E 120.69' TH S 62' TO POB & 65' STRIP ALG W/L OF LOT 1					Building Permits <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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Lot Data		Square-Foot - NBHD 1122 #1
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.0556	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
		0
Method	Square-Foot	
Base Lot Value	45,981.00 x 1.66 =	76,110
Factor Value		
Adjustments	1.0000	
Lot Value		76,110



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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	80% Veneer, Stone 20% Frame, Siding, Wood
Base/Total Area	1,451 / 1,451
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	506 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	158,161 109.00 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	206,880 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	116,899
Lot Value	76,110
Indicated Value	193,009 133.02 Per SqFt
Agland Value	
Site Improvements	
Total Value	193,009 133.02 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	108.13	Total Misc Impr	+ 6,827
Roofing Adj	+ 4.46	Garage Cost	+ 13,854
Subfloor Adj	+ 1.18	Total RCN	= 216,479
Heat/Cool Adj	+ 11.47	Depreciation (46%)	- 99,580
Plumbing Adj	+ 9.70	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 116,899
Adj Base Cost	= 134.94	Lot Value	+ 76,110
Total Area	x 1,451	Indicated Value	= 193,009
Adjusted Cost	= 195,798	Value Per SqFt	133.02

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	70396	24x3		72	24.04		1,731



Rogers

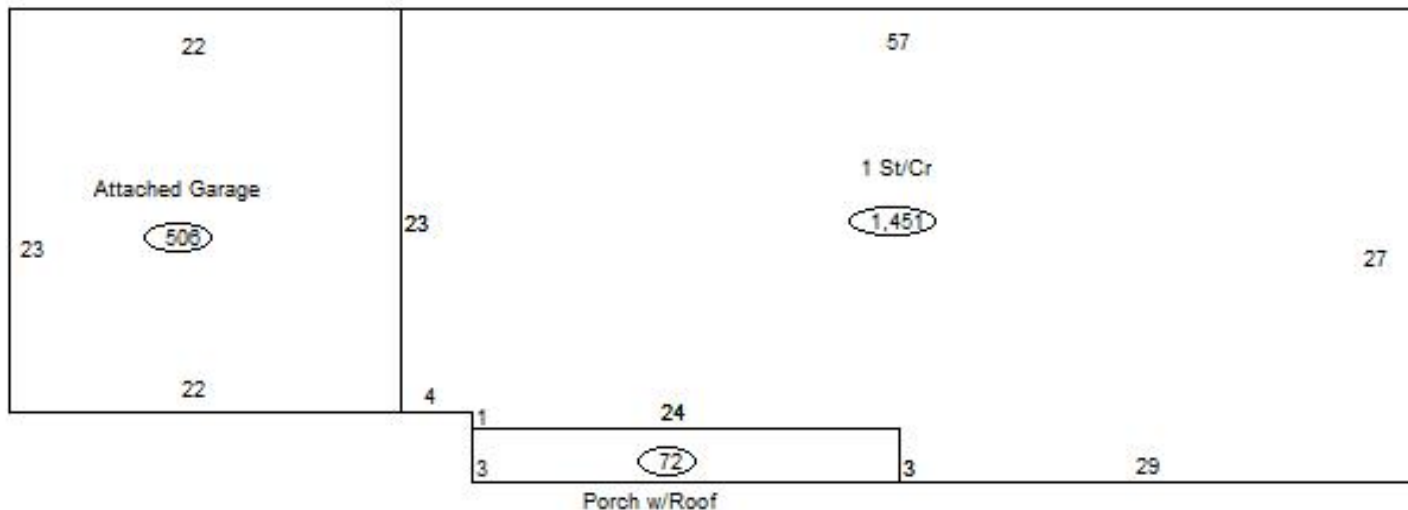
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Sketch Image

660029404



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,451	1.000	1,451
2	G	1		13	Attached Garage	506	1.000	506
3	M	PRCH		13	SLBC	72	1.000	72
Total Building Area						1,451		1,451



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	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)						