



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 08:09:19  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660029428 <b>Parcel ID</b> 000000-00-0-00027-002-0001 <b>Cadastral ID</b> 34-21-15-04200 <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> 293802 HILL, TRUMAN WAYNE &  NANCY ELLEN-CO TRUSTEES 7252 HEATHER DR CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 24303 S 4100 RD <b>Subdivision</b> BATTENFIELD ACRES 4 <b>Lot/Block</b> 0001 / 0002 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: 36.25922372 -95.70424348																																																																																																																									
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Lot Data	Square-Foot - NBHD 1122 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> 1 <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 1.0445 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 45,497.00 x 1.66 = 75,698 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 75,698		 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0711\IMG_0010. 7/11/2022</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Stone
<b>Base/Total Area</b>	1,612 / 1,612
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,612
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	500 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1978 / 36

\\tsclient\C\Users\Randy Necessary\Pictures\101\_0711\IMG\_0010. 7/11/2022

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adjusted R</b>	0.8445		
<b>Indicated Value</b>	168,426	104.48	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	4		
<b>Indicated Value</b>	238,710		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	108.55	<b>Total Misc Impr</b>	+	13,056			
<b>Roofing Adj</b>	+ 4.36	<b>Garage Cost</b>	+	13,720			
<b>Subfloor Adj</b>	+ -1.15	<b>Total RCN</b>	=	239,496			
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 67%)</b>	-	160,462			
<b>Plumbing Adj</b>	+ 8.73	<b>Lump Sums</b>	+	0			
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	79,034			
<b>Adj Base Cost</b>	= 131.96	<b>Lot Value</b>	+	75,698			
<b>Total Area</b>	x 1,612	<b>Indicated Value</b>	=	154,732			
<b>Adjusted Cost</b>	= 212,720	<b>Value Per SqFt</b>		95.99			

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	79,034		
<b>Lot Value</b>	75,698		
<b>Indicated Value</b>	154,732	95.99	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	154,732	95.99	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	70494	14x12		168	23.69		3,980
PRCH	SLAB PORCH - COVERED	70495	28x6		168	23.69		3,980



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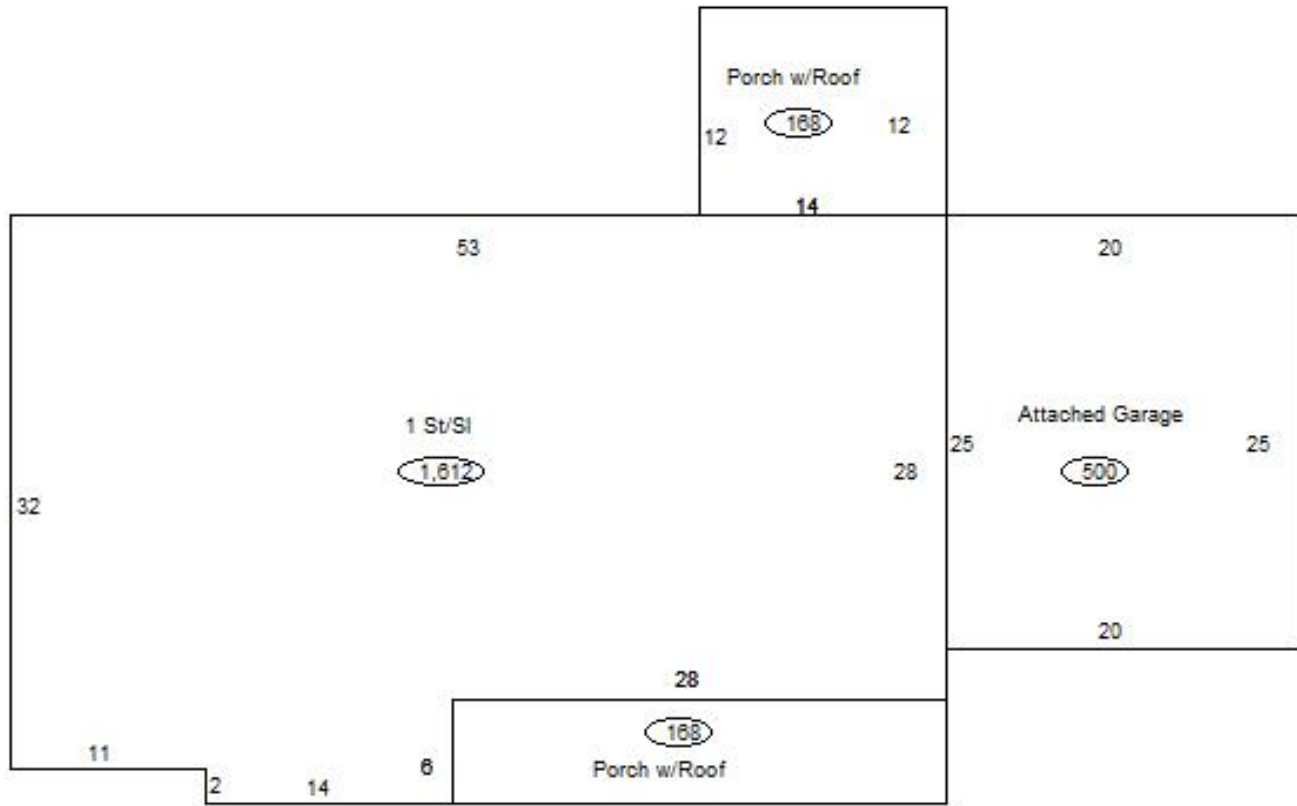
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Sketch Image

660029428



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,612	1.000	1,612
2	G	1		13	Attached Garage	500	1.000	500
3	M	PRCH		13	SLBC	168	1.000	168
4	M	PRCH		13	SLBC	168	1.000	168
<b>Total Building Area</b>						1,612		1,612