



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:29:01
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Assessment Data					Primary Image																																																																																																																				
Account 660029433 Parcel ID 000000-00-0-00027-002-0006 Cadastral ID 34-21-15-04250 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 287536 FUGATE, GREGORY A & YVONDA J 24322 RAUQUEL RD CLAREMORE OK 74019-0000 Parcel Location Situs 24322 RAUQUEL RD Subdivision BATTENFIELD ACRES 4 Lot/Block 0006 / 0002 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: 36.25921735 -95.70179292 LOT 6 BLOCK 2 BATTENFIELD ACRES 4																																																																																																																									
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Lot Data	Square-Foot - NBHD 1122 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.082	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	47,132.00 x 1.64 = 77,088	
Factor Value		
Adjustments	1.0000	
Lot Value	77,088	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,446 / 1,446
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,446
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	572 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1978 / 36

Cost Approach		Manual : 01/2025	
Base Cost	111.14	Total Misc Impr	+ 21,335
Roofing Adj	+ 4.46	Garage Cost	+ 15,232
Subfloor Adj	+ -1.19	Total RCN	= 232,674
Heat/Cool Adj	+ 11.47	Depreciation (45%)	- 104,703
Plumbing Adj	+ 9.74	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 127,971
Adj Base Cost	= 135.62	Lot Value	+ 77,088
Total Area	x 1,446	Indicated Value	= 205,059
Adjusted Cost	= 196,107	Value Per SqFt	141.81

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	180,128 124.57 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	215,220 Per SqFt

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	127,971
Lot Value	77,088
Indicated Value	205,059 141.81 Per SqFt
Agland Value	
Site Improvements	15,451
Total Value	220,510 152.50 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
SHLT	STORM SHELTER	0		1	2014	0.00		
PRCH	SLAB PORCH - COVERED	70510	44x14		616	22.49		13,854
PATO	SLAB PORCH - OPEN	70511	268		268	8.90		2,385



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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	1	Slab	13	1 St/Sl	1,446	1.000	1,446
2	G	1		13	Attached Garage	572	1.000	572
3	M	PRCH		13	SLBC	616	1.000	616
4	M	PATO		13	Open Slab	268	1.000	268
Total Building Area						1,446		1,446



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	DTGF	DETACHED GARAGE FAIR	0x0x0			576	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (30% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 576)		9,216		9,216	2,765	6,451
	SG	SWIM-GUNITE	0x0x0			1	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (70% Phys/ % Func)	RCNLD
	Base Cost (30,000.00 x 1)		30,000		30,000	21,000	9,000
	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)						