



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 660029438 Parcel ID 000000-00-0-00027-002-0011 Cadastral ID 34-21-15-04300 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 301643 VRSKA, RICHARD W & ANDREA M ROSENCUTTER 7262 E BOLEN RD CLAREMORE OK 74019-0000																																																						
Parcel Location Situs 07262 E BOLEN RD Subdivision BATTENFIELD ACRES 4 Lot/Block 0011 / 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: 36.25694954 -95.70112487					Building Permits																																																	
LOT 11 BLOCK 2 BATTENFIELD ACRES 4					<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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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
H	Homestead	Yes	1,000	1,000	2064/550	ROSENCUTTER, GREGORY L	10/20/2009	125,000	4																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>104.132</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 71,143</td> <td>35,956</td> <td>11%</td> <td>3,955</td> <td>Assessed</td> <td>17,859</td> <td>1,859.69</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 130,366</td> <td>126,403</td> <td></td> <td>13,904</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-87.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 201,509</td> <td>162,359</td> <td></td> <td>17,859</td> <td>Total Taxable</td> <td>16,859</td> <td>1,773.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	Remove Cap	0	Land Value 71,143	35,956	11%	3,955	Assessed	17,859	1,859.69	Year Frozen	0	Improvements 130,366	126,403		13,904	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-87.00	TIF Project ID	0	Total Value 201,509	162,359		17,859	Total Taxable	16,859	1,773.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660029438	VRSKA, RICHARD W &	4	198,652	1000	16,340	1,718.00																																															
2024	2024-660029438	VRSKA, RICHARD W &	4	206,353	1000	15,834	1,528.00																																															
2023	2023-660029438	VRSKA, RICHARD W &	4	170,736	1000	15,345	1,459.00																																															
2022	2022-660029438	VRSKA, RICHARD W &	4	144,256	1000	14,868	1,439.00																																															
2021	2021-660029438	VRSKA, RICHARD W &	4	150,160	1000	15,518	1,462.00																																															
2020	2020-660029438	VRSKA, RICHARD W &	4	149,204	1000	15,133	1,429.00																																															
2019	2019-660029438	VRSKA, RICHARD W &	4	142,391	1000	14,663	1,407.00																																															
2018	2018-660029438	VRSKA, RICHARD W &	4	148,253	1000	15,308	1,469.00																																															
2017	2017-660029438	VRSKA, RICHARD W &	4	146,520	1000	15,117	1,455.00																																															
2016	2016-660029438	VRSKA, RICHARD W &	4	143,562	1000	14,792	1,428.00																																															
2015	2015-660029438	VRSKA, RICHARD W &	4	140,833	1000	14,492	1,410.00																																															
2014	2014-660029438	VRSKA, RICHARD W &	4	149,085	1000	15,167	1,397.00																																															
2013	2013-660029438	VRSKA, RICHARD W &	4	142,692	1000	14,696	1,402.00																																															



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Lot Data	Square-Foot - NBHD 1122 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.9607	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	41,849.00 x 1.70 = 71,143	
Factor Value		
Adjustments	1.0000	
Lot Value	71,143	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,377 / 1,377
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,377
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1980 / 35



\\tsclient\C\Users\Randy Necessary\Pictures\101_0711\IMG_0015. 7/11/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	163,614	118.82	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	224,820 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	109.16	Total Misc Impr	+	9,244	
Roofing Adj	+ 4.62	Garage Cost	+	12,100	
Subfloor Adj	+ -1.21	Total RCN	=	206,234	
Heat/Cool Adj	+ 11.47	Depreciation (44%)	-	90,743	
Plumbing Adj	+ 10.23	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	115,491	
Adj Base Cost	= 134.27	Lot Value	+	71,143	
Total Area	x 1,377	Indicated Value	=	186,634	
Adjusted Cost	= 184,890	Value Per SqFt		135.54	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	115,491		
Lot Value	71,143		
Indicated Value	186,634	135.54	Per SqFt
Agland Value			
Site Improvements	14,875		
Total Value	201,509	146.34	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	70531	12x10		120	23.88		2,866
PATO	SLAB PORCH - OPEN	70532	12x10		120	10.68		1,282



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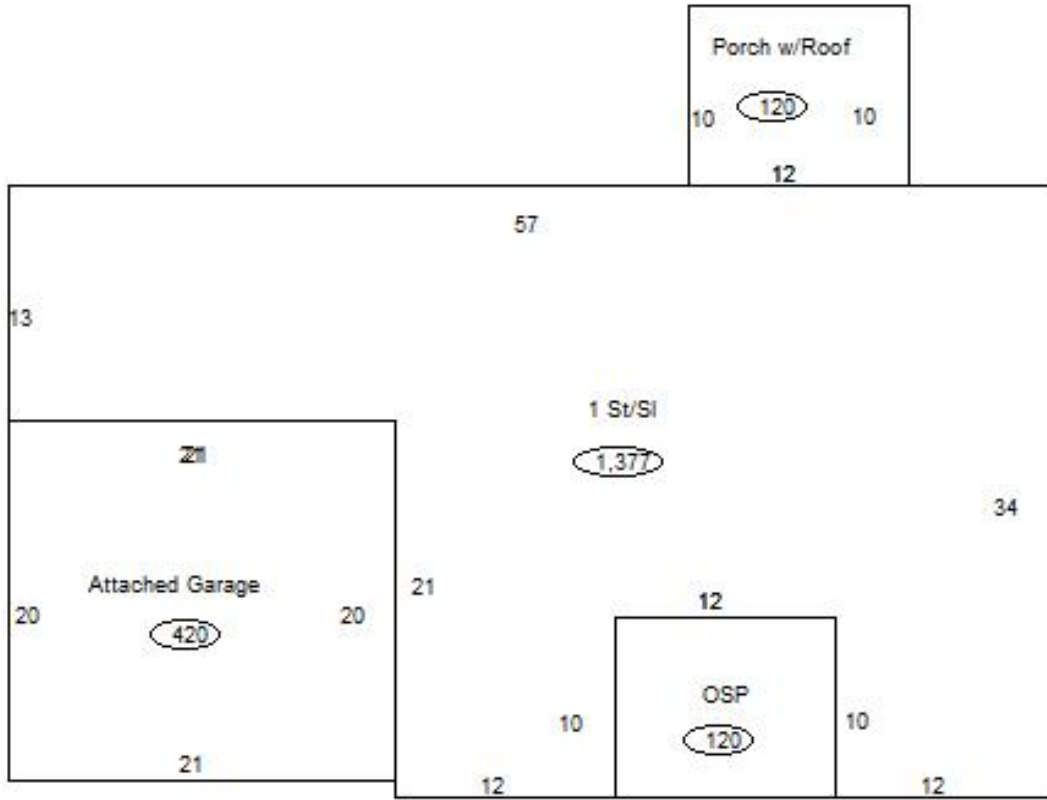
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Sketch Image

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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	1,377	1.000	1,377
2	G	1		13	Attached Garage	420	1.000	420
3	M	PRCH		13	SLBC	120	1.000	120
4	M	PATO		13	Open Slab	120	1.000	120
Total Building Area						1,377		1,377



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			720
	Qual 2	Cond 3	Year 1999	Eff Age	20	
	Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 720)	11,520		11,520	5,645	5,875
	SG	SWIM-GUNITE	0x0x0			1
	Qual 3	Cond 3	Year 1994	Eff Age	24	
	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