



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:29:16
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660029446 Parcel ID 000000-00-0-00027-003-0004 Cadastral ID 34-21-15-04380 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 106914 BERNETT, CLARENCE R & LINDA K TRUSTEES 24322 S DAWN TERR CLAREMORE OK 74019-0000 Parcel Location Situs 24322 DAWN TER Subdivision BATTENFIELD ACRES 4 Lot/Block 0004 / 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 Lot/Long: 36.25935471 -95.69879044																																																																																																																									
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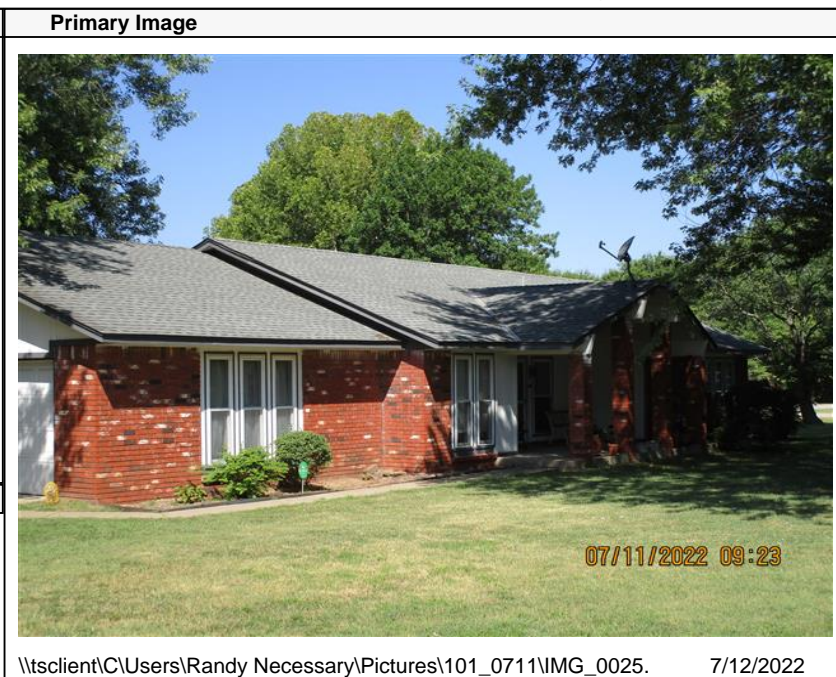
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Date 04/16/2026
 Time 22:29:16
 Page 2

Lot Data		Square-Foot - NBHD 1122 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	1.0387		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	45,246.00 x 1.67 = 75,485		
Factor Value			
Adjustments	1.0000		
Lot Value	75,485		



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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	100% Veneer, Masonry
Base/Total Area	1,793 / 1,793
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,793
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	484 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1979 / 35

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	200,814	112.00	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	272,900		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	102.94	Total Misc Impr	+ 15,346
Roofing Adj	+ 4.37	Garage Cost	+ 13,373
Subfloor Adj	+ -1.15	Total RCN	= 253,705
Heat/Cool Adj	+ 11.47	Depreciation (44%)	- 111,630
Plumbing Adj	+ 7.85	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 142,075
Adj Base Cost	= 125.48	Lot Value	+ 75,485
Total Area	x 1,793	Indicated Value	= 217,560
Adjusted Cost	= 224,986	Value Per SqFt	121.34

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	142,075		
Lot Value	75,485		
Indicated Value	217,560	121.34	Per SqFt
Agland Value			
Site Improvements	21,780		
Total Value	239,340	133.49	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	70564	218		218	23.51		5,125
PRCH	SLAB PORCH - COVERED	70565	218		218	23.51		5,125



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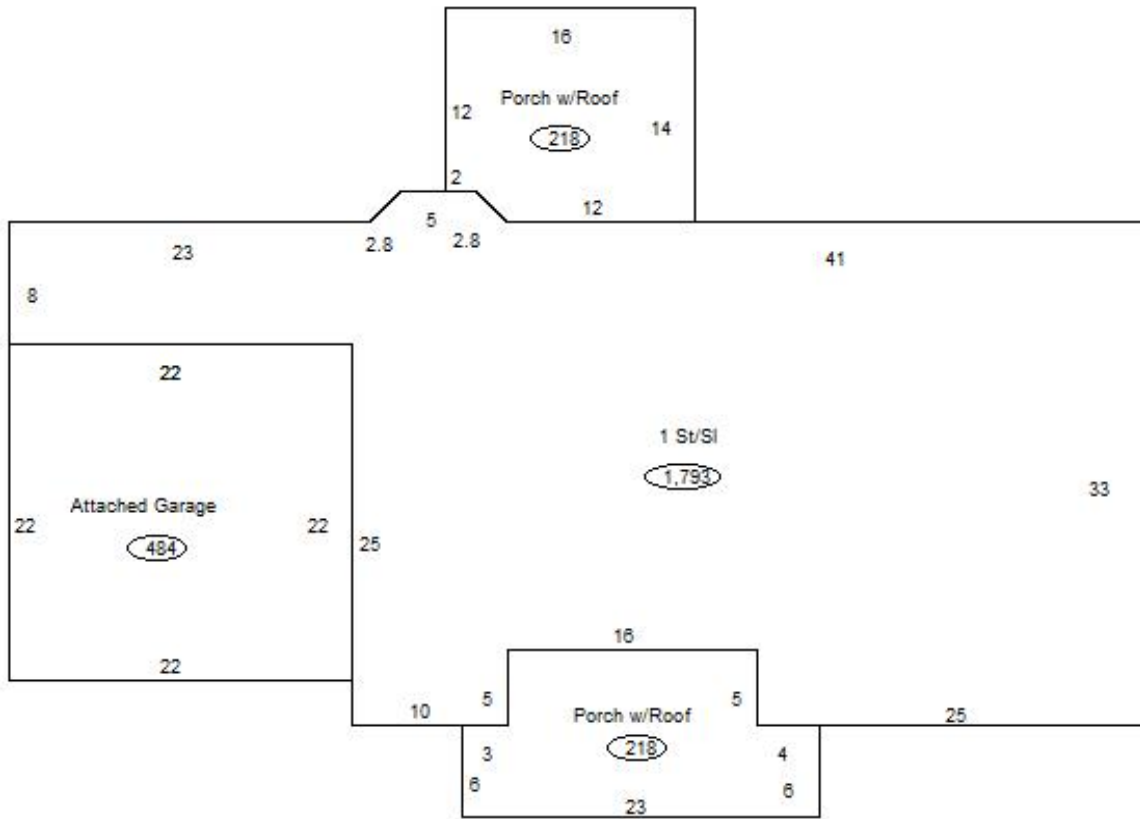
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 Time 22:29:16
 Page 3

Sketch Image

660029446



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,793	1.000	1,793
2	G	1		13	Attached Garage	484	1.000	484
3	M	PRCH		13	SLBC	218	1.000	218
4	M	PRCH		13	SLBC	218	1.000	218
Total Building Area						1,793		1,793



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Time 22:29:16
Page 4

660029446

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,200
	Qual 2	Cond 3	Year 2003	Eff Age 17		
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD
	Base Cost (30.25 x 1,200)		36,300	36,300	14,520	21,780
	PCPT	Carport - Portable	0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.61 x)					