



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:29:17
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Assessment Data					Primary Image																																																																																																																				
Account 660029447 Parcel ID 000000-00-0-00027-003-0005 Cadastral ID 34-21-15-04390 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 106924 NICHOLS, GERALD O 7313 E DEANO PL CLAREMORE OK 74019-0000 Parcel Location Situs 07313 E DEANO PL Subdivision BATTENFIELD ACRES 4 Lot/Block 0005 / 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: 36.25876843 -95.69867750																																																																																																																									
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Lot Data	Square-Foot - NBHD 1122 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 1 Non-Ag Acres 1.2479 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 54,358.00 x 1.53 = 83,230 Factor Value Adjustments 1.0000 Lot Value 83,230		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Stone 10% Frame, Siding, Vinyl
Base/Total Area	1,544 / 1,544
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,544
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	528 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1978 / 36

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	167,229	108.31	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	227,640 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	105.62	Total Misc Impr	+ 10,447				
Roofing Adj	+ 4.32	Garage Cost	+ 14,325				
Subfloor Adj	+ -1.19	Total RCN	= 224,473				
Heat/Cool Adj	+ 11.47	Depreciation (45%)	- 101,013				
Plumbing Adj	+ 9.12	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 123,460				
Adj Base Cost	= 129.34	Lot Value	+ 83,230				
Total Area	x 1,544	Indicated Value	= 206,690				
Adjusted Cost	= 199,701	Value Per SqFt	133.87				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	123,460		
Lot Value	83,230		
Indicated Value	206,690	133.87	Per SqFt
Agland Value			
Site Improvements	472		
Total Value	207,162	134.17	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	2013	0.00		
PRCH	SLAB PORCH - COVERED	70568	38x6		228	23.47		5,351



Rogers

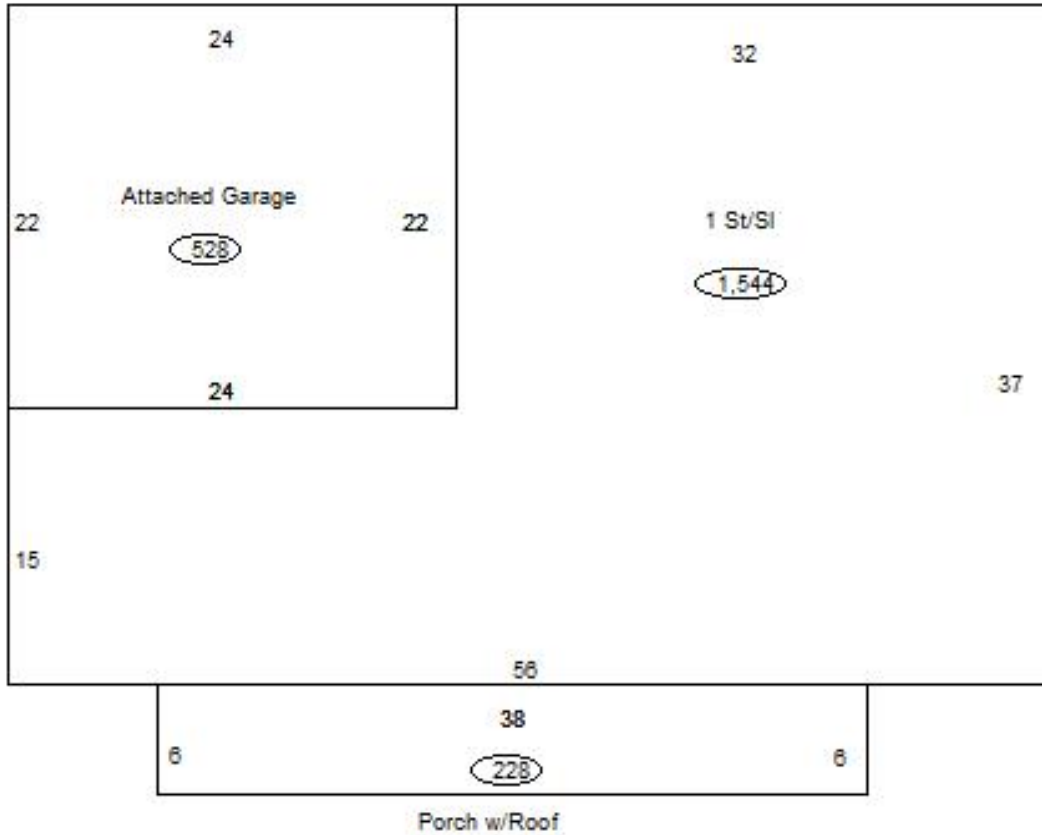
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Sketch Image

660029447



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,544	1.000	1,544
2	G	1		13	Attached Garage	528	1.000	528
3	M	PRCH		13	SLBC	228	1.000	228
Total Building Area						1,544		1,544



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			288
	Qual	2	Cond 3	Year	Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD	
Base Cost (4.68 x 288)		1,348		1,348	876	472