



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
 Time 22:29:19  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660029449 <b>Parcel ID</b> 000000-00-0-00027-003-0007 <b>Cadastral ID</b> 34-21-15-04410 <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> 106944 HASTINGS, KATHEREN J - TRUSTEE  7245 E DEANO PL CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 07245 E DEANO PL <b>Subdivision</b> BATTENFIELD ACRES 4 <b>Lot/Block</b> 0007 / 0003 <b>Parcel Size</b> 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: 36.25878970 -95.70025463 LOT 7 BLOCK 3 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	1.0191	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	44,394.00 x 1.68 = 74,761	
Factor Value		
Adjustments	1.0000	
Lot Value	74,761	

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	1,736 / 1,736
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,736
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1979 / 35



\\tsclient\C\Users\Randy Necessary\Pictures\101\_0711\IMG\_0032. 7/12/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	175,180	100.91	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	244,160		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	154,943		
Lot Value	74,761		
Indicated Value	229,704	132.32	Per SqFt
Agland Value			
Site Improvements			
Total Value	229,704	132.32	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	109.46	Total Misc Impr	+	33,764			
Roofing Adj	+ 4.39	Garage Cost	+	13,282			
Subfloor Adj	+ -1.15	Total RCN	=	276,684			
Heat/Cool Adj	+ 11.47	Depreciation ( 44%)	-	121,741			
Plumbing Adj	+ 8.11	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	154,943			
Adj Base Cost	= 132.28	Lot Value	+	74,761			
Total Area	x 1,736	Indicated Value	=	229,704			
Adjusted Cost	= 229,638	Value Per SqFt		132.32			

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
EPSW	ENCLOSED PORCH - SOLID WALL	70575	15x14		210	61.87		12,993
PRCH	SLAB PORCH - COVERED	70576	184		184	23.63		4,348
PRCH	SLAB PORCH - COVERED	70577	20x14		280	23.31		6,527
SUN	Sunroom	133796	16x15		240	20.00		4,800



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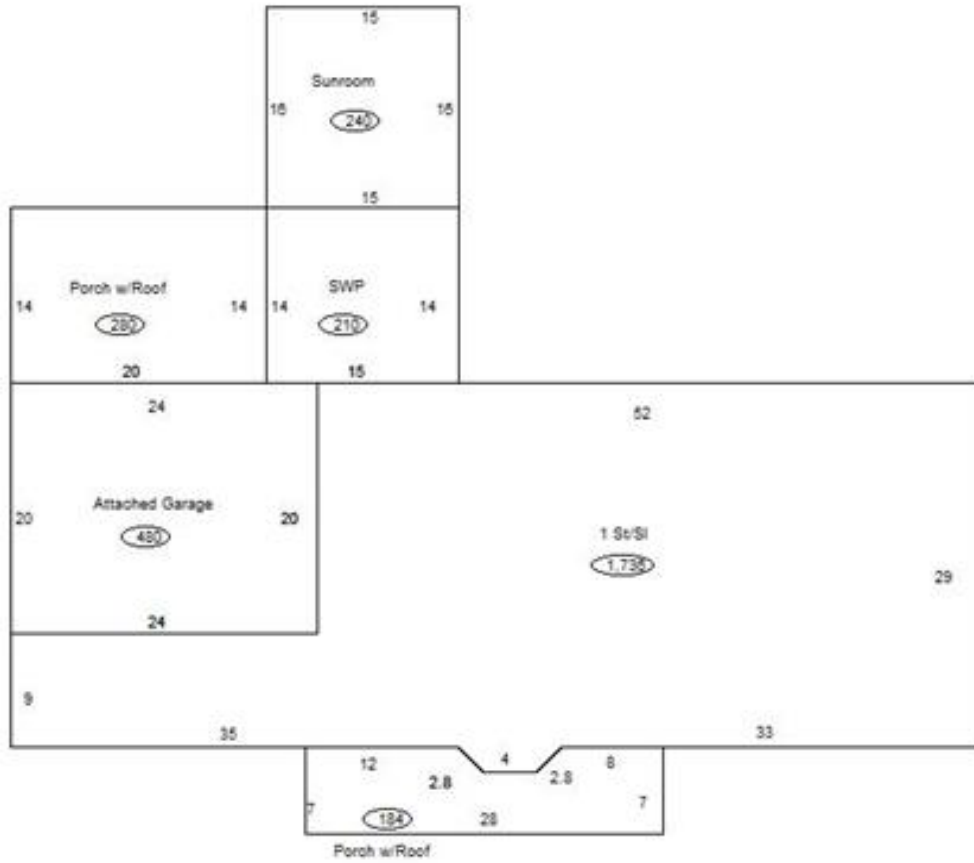
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### Sketch Image

660029449



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,736	1.000	1,736
2	G	1		13	Attached Garage	480	1.000	480
3	M	EPSW		13	EPSW	210	1.000	210
4	M	PRCH		13	SLBC	184	1.000	184
5	M	PRCH		13	SLBC	280	1.000	280
6	M	SUN		13	Sunroom	240	1.000	240
<b>Total Building Area</b>						<b>1,736</b>		<b>1,736</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual 2	Cond 3	Year	Eff Age 1520		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (4.68 x )						