



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
 Time 21:18:08  
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Assessment Data					Primary Image																																																																																																																				
Account 660029450 Parcel ID 000000-00-0-00027-003-0008 Cadastral ID 34-21-15-04420 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 256607 GROSSHANS, TERRY M & REBEKAH C-TRUSTEES  7227 E DEANO PL CLAREMORE OK 74019-0000  <b>Parcel Location</b> Situs 07227 E DEANO PL Subdivision BATTENFIELD ACRES 4 Lot/Block 0008 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 34 / 21 / 15 / 5 Neighborhood 1122 - R-V04-SE VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0711\IMG_0031. 7/12/2022</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.25879370 -95.70099776 LOT 8 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	1.0524	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	45,842.00 x 1.66 = 75,992	
Factor Value		
Adjustments	1.0000	
Lot Value	75,992	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	80% Veneer, Stone 20% Frame, Siding, Wood
Base/Total Area	1,576 / 1,576
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,576
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	648 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1981 / 34



\\tsclient\C\Users\Randy Necessary\Pictures\101\_0711\IMG\_0031. 7/12/2022

Cost Approach		Manual : 01/2025	
Base Cost	103.66	Total Misc Impr	+ 16,676
Roofing Adj	+ 4.28	Garage Cost	+ 16,880
Subfloor Adj	+ -1.17	Total RCN	= 233,992
Heat/Cool Adj	+ 11.47	Depreciation ( 44%)	- 102,956
Plumbing Adj	+ 8.94	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 131,036
Adj Base Cost	= 127.18	Lot Value	+ 75,992
Total Area	x 1,576	Indicated Value	= 207,028
Adjusted Cost	= 200,436	Value Per SqFt	131.36

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	182,277	115.66	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	4
Indicated Value	248,920 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	131,036		
Lot Value	75,992		
Indicated Value	207,028	131.36	Per SqFt
Agland Value			
Site Improvements			
Total Value	207,028	131.36	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	70581	26x6		156	23.73		3,702
PRCH	SLAB PORCH - COVERED	70582	20x17		340	23.17		7,878



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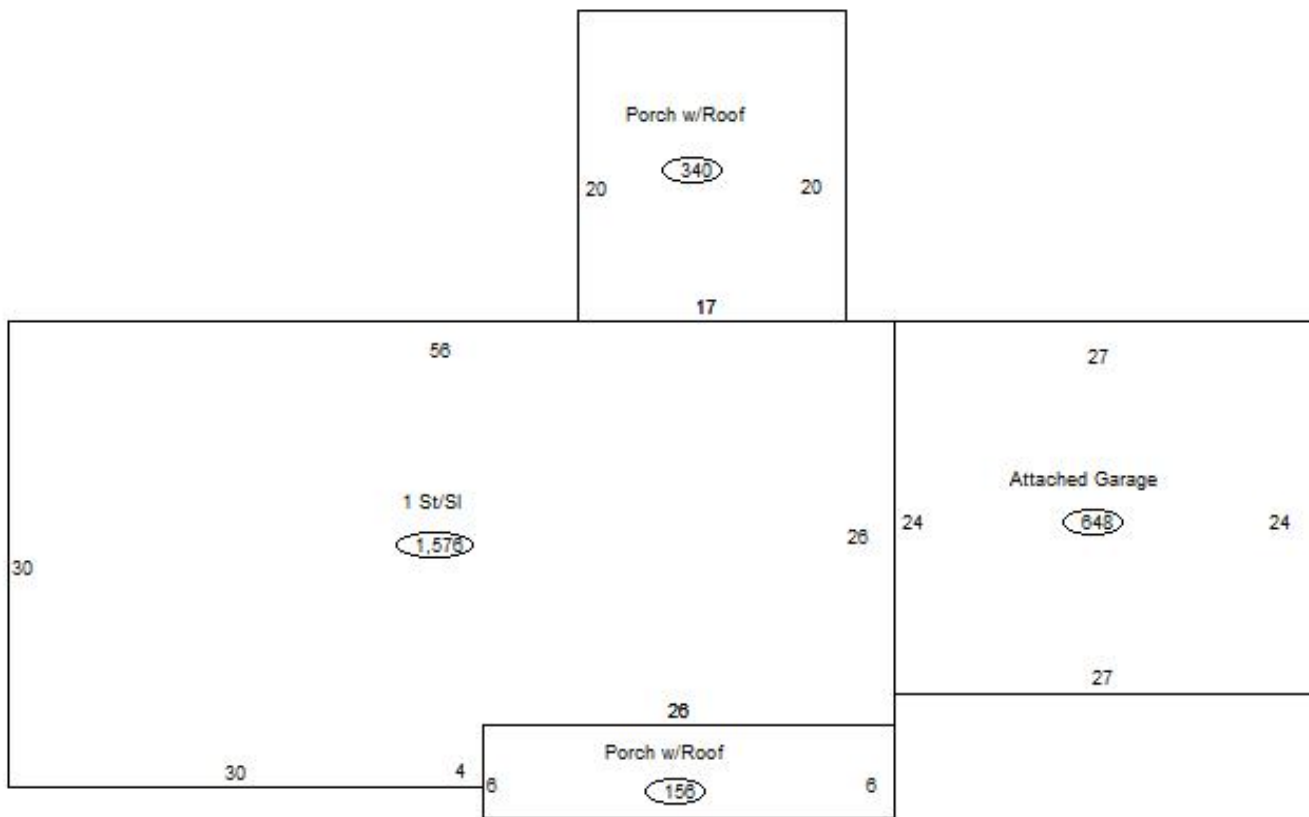
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### Sketch Image

660029450



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,576	1.000	1,576
2	G	1		13	Attached Garage	648	1.000	648
3	M	PRCH		13	SLBC	156	1.000	156
4	M	PRCH		13	SLBC	340	1.000	340
<b>Total Building Area</b>						1,576		1,576



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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	

Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x )				