



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 22:29:21
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Assessment Data					Primary Image																																																																																																																				
Account 660029452 Parcel ID 000000-00-0-00027-004-0002 Cadastral ID 34-21-15-04440 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 333265 COSTELLO-SMITH, CHRISTINE & ALEXANDER WHITNEY SMITH 7297 E BOLEN RD CLAREMORE OK 74019-0000 Parcel Location Situs 07297 E BOLEN RD Subdivision BATTENFIELD ACRES 4 Lot/Block 0002 / 0004 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: 36.25786722 -95.69984467 LOT 2 BLOCK 4 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	2.5126	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	109,448.00 x 1.10 = 120,456	
Factor Value		
Adjustments	1.0000	
Lot Value	120,456	

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	2,664 / 2,664
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,664
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	936 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1982 / 33

\\tsclient\C\Users\Randy Necessary\Pictures\101_0711\IMG_0036. 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	287,211	107.81	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	355,820		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	88.95	Total Misc Impr	+	26,519			
Roofing Adj	+ 3.76	Garage Cost	+	24,018			
Subfloor Adj	+ -0.97	Total RCN	=	343,204			
Heat/Cool Adj	+ 11.47	Depreciation (43%)	-	147,578			
Plumbing Adj	+ 6.65	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	195,626			
Adj Base Cost	= 109.86	Lot Value	+	120,456			
Total Area	x 2,664	Indicated Value	=	316,082			
Adjusted Cost	= 292,667	Value Per SqFt		118.65			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	195,626		
Lot Value	120,456		
Indicated Value	316,082	118.65	Per SqFt
Agland Value			
Site Improvements	11,486		
Total Value	327,568	122.96	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	70589	44x12		528	22.77		12,023
PRCH	SLAB PORCH - COVERED	70590	34x12		408	23.04		9,400



Rogers

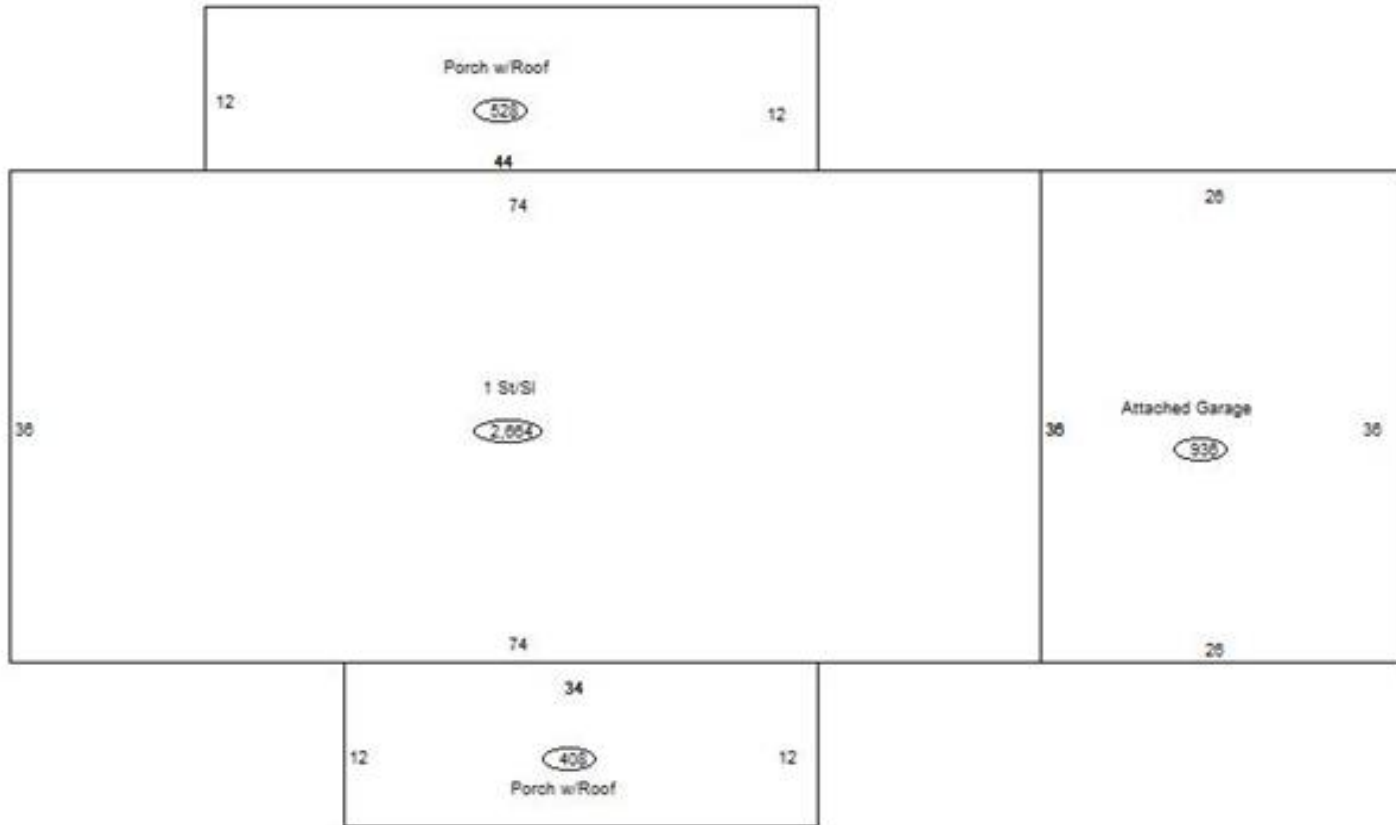
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Sketch Image

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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	2,664	1.000	2,664
2	G	1		13	Attached Garage	936	1.000	936
3	M	PRCH		13	SLBC	528	1.000	528
4	M	PRCH		13	SLBC	408	1.000	408
Total Building Area						2,664		2,664



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			720
	Qual 2	Cond 3	Year 2000	Eff Age 20		
		Valuation Summary	Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
		Base Cost (31.28 x 720)	22,522	22,522	11,036	11,486