



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 22:29:23
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Assessment Data					Primary Image									
Account	660029453				<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0711\IMG_0039. 7/12/2022</p>									
Parcel ID	000000-00-0-00027-004-0003													
Cadastral ID	34-21-15-04450													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area 4												
Tax Area	4 - VERDIGRIS/VERD FIRE													
Name ID	106984													
NICHOLS, GARRY W &														
KAREN JEAN														
7292 E DEANO PL														
CLAREMORE OK 74019-0000														
Parcel Location														
Situs	07292 E DEANO PL													
Subdivision	BATTENFIELD ACRES 4													
Lot/Block	0003 / 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: 36.25813040 -95.69882212														
LOT 3 BLOCK 4 BATTENFIELD ACRES 4														
Building Permits														
<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax						
Remove Cap	0	Land Value	84,802	37,030	11%	4,073	Assessed	17,842	1,857.92					
Year Frozen	0	Improvements	137,192	125,172		13,769	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-87.00					
TIF Project ID	0	Total Value	221,994	162,202		17,842	Total Taxable	16,842	1,771.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660029453	NICHOLS, GARRY W &	4	217,549	1000	16,323	1,716.00							
2024	2024-660029453	NICHOLS, GARRY W &	4	226,540	1000	15,817	1,526.00							
2023	2023-660029453	NICHOLS, GARRY W &	4	163,021	1000	15,329	1,457.00							
2022	2022-660029453	NICHOLS, GARRY W &	4	144,116	1000	14,853	1,438.00							
2021	2021-660029453	NICHOLS, GARRY W &	4	148,242	1000	15,307	1,443.00							
2020	2020-660029453	NICHOLS, GARRY W &	4	149,163	1000	15,172	1,434.00							
2019	2019-660029453	NICHOLS, GARRY W &	4	142,739	1000	14,701	1,411.00							
2018	2018-660029453	NICHOLS, GARRY W &	4	146,881	1000	15,157	1,454.00							
2017	2017-660029453	NICHOLS, GARRY W &	4	145,660	1000	14,879	1,432.00							
2016	2016-660029453	NICHOLS, GARRY W &	4	142,219	1000	14,416	1,392.00							
2015	2015-660029453	NICHOLS, GARRY W &	4	141,487	1000	13,967	1,359.00							
2014	2014-660029453	NICHOLS, GARRY W &	4	139,695	1000	13,326	1,228.00							
2013	2013-660029453	NICHOLS, GARRY W &	4	133,782	1000	12,909	1,232.00							



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Lot Data	Square-Foot - NBHD 1122 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 1 Non-Ag Acres 1.2903 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 56,207.00 x 1.51 = 84,802 Factor Value Adjustments 1.0000 Lot Value 84,802		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	50% Veneer, Stone 50% Frame, Siding, Vinyl
Base/Total Area	1,749 / 1,749
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,749
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	525 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1978 / 36

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 182,014 104.07 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 4 Indicated Value 251,170 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	101.85	Total Misc Impr	+ 11,892	Roofing Adj	+ 4.38	Garage Cost	+ 14,259
Subfloor Adj	+ -1.15	Total RCN	= 244,076	Heat/Cool Adj	+ 11.47	Depreciation (45%)	- 109,834
Plumbing Adj	+ 8.05	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 134,242
Adj Base Cost	= 124.60	Lot Value	+ 84,802	Total Area	x 1,749	Indicated Value	= 219,044
		Value Per SqFt	125.24	Adjusted Cost	= 217,925		

Value Reconciliation
Selected Approach Cost Approach Improvements 134,242 Lot Value 84,802 Indicated Value 219,044 125.24 Per SqFt Agland Value Site Improvements 2,950 Total Value 221,994 126.93 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	70592	19x4		76	24.03		1,826
PRCH	SLAB PORCH - COVERED	70594	26x3		78	24.02		1,874
PATO	SLAB PORCH - OPEN	70595	21x18		378	8.19		3,096



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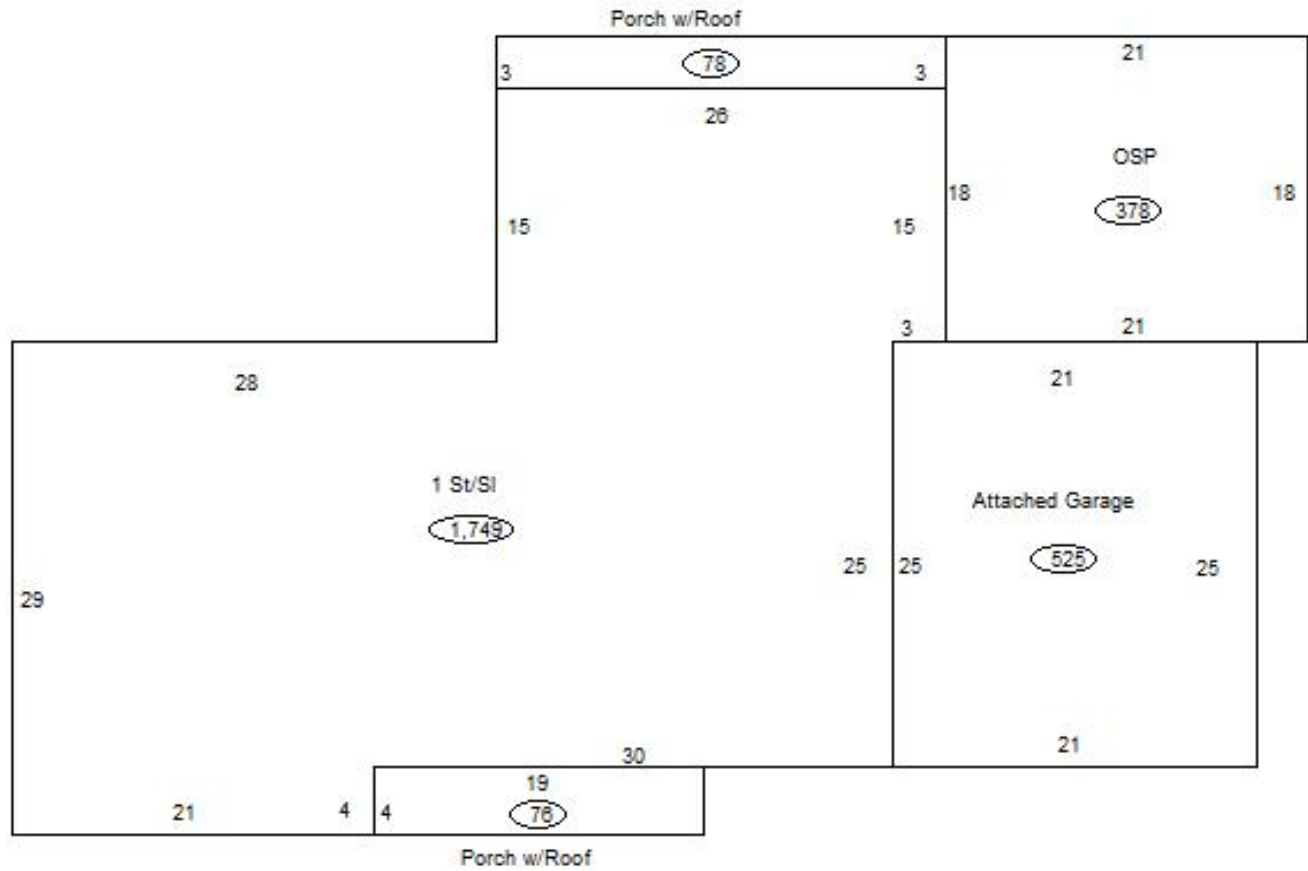
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		13	Attached Garage	525	1.000	525
2	M	PRCH		13	SLBC	76	1.000	76
3	R	1	Slab	13	1 St/Sl	1,749	1.000	1,749
4	M	PRCH		13	SLBC	78	1.000	78
5	M	PATO		13	Open Slab	378	1.000	378
Total Building Area						1,749		1,749



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GF	GAZEBO FAIR	0x0x0			1
	Qual 2	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (2,950.00 x 1)		2,950	2,950		2,950
	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)					