



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 16:40:57  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660029456 <b>Parcel ID</b> 21N15E-34-3-00000-000-00002945 <b>Cadastral ID</b> 34-21-15-04480 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 4 <b>Tax Area</b> 4 - VERDIGRIS/VERD FIRE <b>Name ID</b> 329268 MILLER, LUCAS & ANGELA  7249 E HWY 266 CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 07249 E HWY 266 <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 1 - Acres <b>Sec/Twn/Rng</b> 34 / 21 / 15 / 3 <b>Neighborhood</b> 6090 - UNPLATTED <b>School District</b> S008 - VERDIGRIS SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.25060254 -95.69990587																																																																																																																									
TR DESC AS COMM NW/C SW SE SW; S01.0258E 116.18' TO POB; N88 4451E 181'; S01.0258E 236'; CURVE LEFT RAD 21645.90 CENT ANG 00 1135 CHORD BEAR S88.3244W CHORD DIST 72.95 CHORD LENGTH 72.95; S77.1000W 51.30'; CURVE LEFT RAD 21635.92 CENT ANG 00 0911 CHORD BEAR S88.1421W CHORD DIST 57.83 CURVE LENGTH 57 83;					<b>Building Permits</b> <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>R19</td> <td>R22- FOLLOW AFTER DEMO</td> <td>05/2019</td> <td>04/2021</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R19	R22- FOLLOW AFTER DEMO	05/2019	04/2021																																																																																																							
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Lot Data		Square-Foot - NBHD 6090 #1	
Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres	0.9627		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	41,933.00 x .80 = 33,546		
Factor Value			
Adjustments	1.0000		
Lot Value	33,546		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	5 - Very Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,503 / 3,676
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,503
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	979 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2021 / 4

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	623,789	169.69	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	110.16	Total Misc Impr	+ 27,540
Roofing Adj	+ 4.48	Garage Cost	+ 50,330
Subfloor Adj	+ -3.13	Total RCN	= 584,092
Heat/Cool Adj	+ 18.45	Depreciation ( 4%)	- 23,364
Plumbing Adj	+ 7.75	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 560,728
Adj Base Cost	= 137.71	Lot Value	+ 33,546
Total Area	x 3,676	Indicated Value	= 594,274
Adjusted Cost	= 506,222	Value Per SqFt	161.66

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	560,728		
Lot Value	33,546		
Indicated Value	594,274	161.66	Per SqFt
Agland Value			
Site Improvements			
Total Value	594,274	161.66	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	8,198.48		8,198
SHLT	STORM SHELTER	0		1	2021	0.00		
PRCH	SLAB PORCH - COVERED	149950	9x5		45	37.18		1,673
PRCH	SLAB PORCH - COVERED	149951	453		453	35.39		16,032
PATO	SLAB PORCH - OPEN	149952	21x3		63	16.05		1,011
PATO	SLAB PORCH - OPEN	149953	39		39	16.05		626