



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 660029457 Parcel ID 21N15E-34-3-00000-000-0000 Cadastral ID 34-21-15-04490 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 120644 MCKENZIE, JERRY D & CYNTHIA MAY-TRUSTEES 7425 E HWY 266 CLAREMORE OK 74019-0000 Parcel Location Situs 07425 E HWY 266 Subdivision Lot/Block / Parcel Size 5.67 - Acres Sec/Twn/Rng 34 / 21 / 15 / 3 Neighborhood 6090 - UNPLATTED School District S008 - VERDIGRIS SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0712\IMG_0026. 7/13/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.25079067 -95.69679269 SE SE SW LESS HWY 266																																																																																																																									
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Lot Data	Square-Foot - NBHD 6090 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	5.67	
Non-Ag Acres	5.868	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	255,610.00 x .37 = 94,395	
Factor Value		
Adjustments	1.0000	
Lot Value	94,395	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,904 / 3,488
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,904
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	616 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1981 / 34



\\tsclient\C\Users\Randy Necessary\Pictures\101_0712\IMG_0026. 7/13/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	492,541	141.21	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	109.49	Total Misc Impr	+	25,365	
Roofing Adj	+ 3.56	Garage Cost	+	30,486	
Subfloor Adj	+ -2.55	Total RCN	=	528,754	
Heat/Cool Adj	+ 17.38	Depreciation (42%)	-	222,077	
Plumbing Adj	+ 7.70	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	306,677	
Adj Base Cost	= 135.58	Lot Value	+	94,395	
Total Area	x 3,488	Indicated Value	=	401,072	
Adjusted Cost	= 472,903	Value Per SqFt		114.99	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	306,677		
Lot Value	94,395		
Indicated Value	401,072	114.99	Per SqFt
Agland Value			
Site Improvements	24,650		
Total Value	425,722	122.05	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	7,721.18		7,721
PRCH	SLAB PORCH - COVERED	70611	465		465	34.67		16,122
PATO	SLAB PORCH - OPEN	70612	100		100	15.22		1,522



Rogers

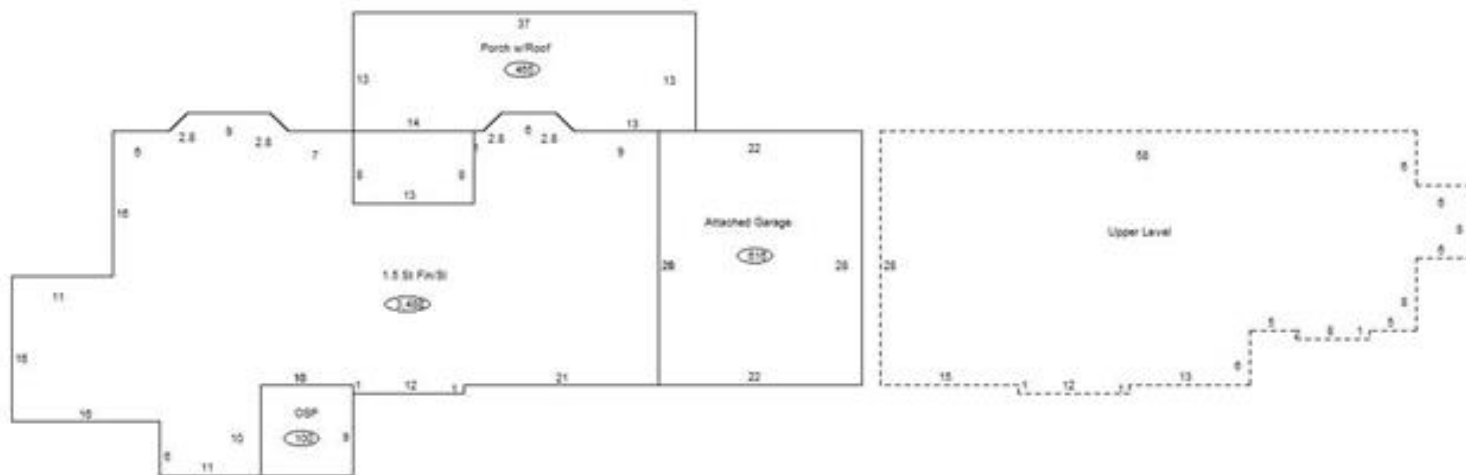
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Sketch Image

660029457



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,904	1.832	3,488
2	G	1		13	Attached Garage	616	1.000	616
3	M	PRCH		13	SLBC	465	1.000	465
4	M	PATO		13	Open Slab	100	1.000	100
5	U	^UL	Overhang	13	Upper Level	1,584	1.000	1,584
Total Building Area						1,904		3,488



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	DTGF	DETACHED GARAGE FAIR	0x0x0			2,600	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (45% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 2,600)		41,600		41,600	18,720	22,880
	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)						
	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)						
	GF	GAZEBO FAIR	0x0x0			1	
	Qual	2	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (40% Phys/ % Func)	RCNLD
	Base Cost (2,950.00 x 1)		2,950		2,950	1,180	1,770