




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660029460 Parcel ID 21N15E-34-4-00000-000-0000 Cadastral ID 34-21-15-04510 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 333014 CALHOUN, PATRICIA GANN 7493 E HWY 266 CLAREMORE OK 74019-0000 Parcel Location Situs 07493 E HWY 266 Subdivision Lot/Block / Parcel Size 2.73 - Acres Sec/Twn/Rng 34 / 21 / 15 / 4 Neighborhood 6090 - UNPLATTED School District S008 - VERDIGRIS SCHOOLS					 <p style="text-align: right; color: orange;">07/12/2022 11:26</p> <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0712\IMG_0025. 7/13/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.25078576 -95.69509931																																																																																																																									
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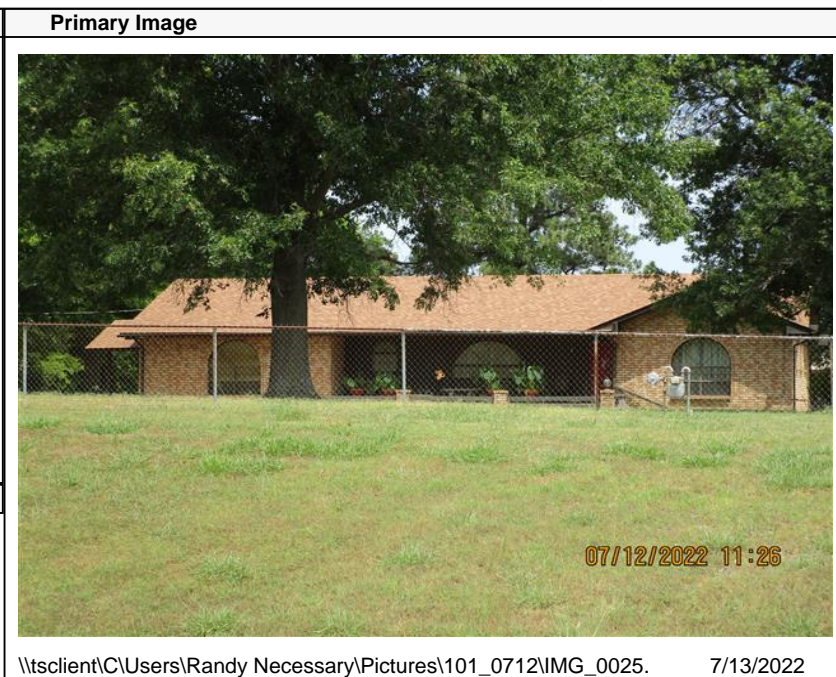
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Lot Data		Square-Foot - NBHD 6090 #1
Lot Size		
Lot Count		
Units Buildable	2.73	
Non-Ag Acres	2.9177	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
		0
Method	Square-Foot	
Base Lot Value	127,093.00 x .49 = 62,265	
Factor Value		
Adjustments	1.0000	
Lot Value	62,265	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	2,028 / 2,028
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,028
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1971 / 41

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	183,447	90.46	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	106.32	Total Misc Impr	+	24,342	
Roofing Adj	+ 4.68	Garage Cost	+		
Subfloor Adj	+ -2.19	Total RCN	=	282,141	
Heat/Cool Adj	+ 12.64	Depreciation (47%)	-	132,606	
Plumbing Adj	+ 5.67	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	149,535	
Adj Base Cost	= 127.12	Lot Value	+	62,265	
Total Area	x 2,028	Indicated Value	=	211,800	
Adjusted Cost	= 257,799	Value Per SqFt		104.44	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	149,535		
Lot Value	62,265		
Indicated Value	211,800	104.44	Per SqFt
Agland Value			
Site Improvements	15,588		
Total Value	227,388	112.12	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	70621	30x5		150	26.46		3,969
PRCH	SLAB PORCH - COVERED	70622	30x16		480	25.42		12,202
PRCH	SLAB PORCH - COVERED	121385	16x6		96	26.63		2,556



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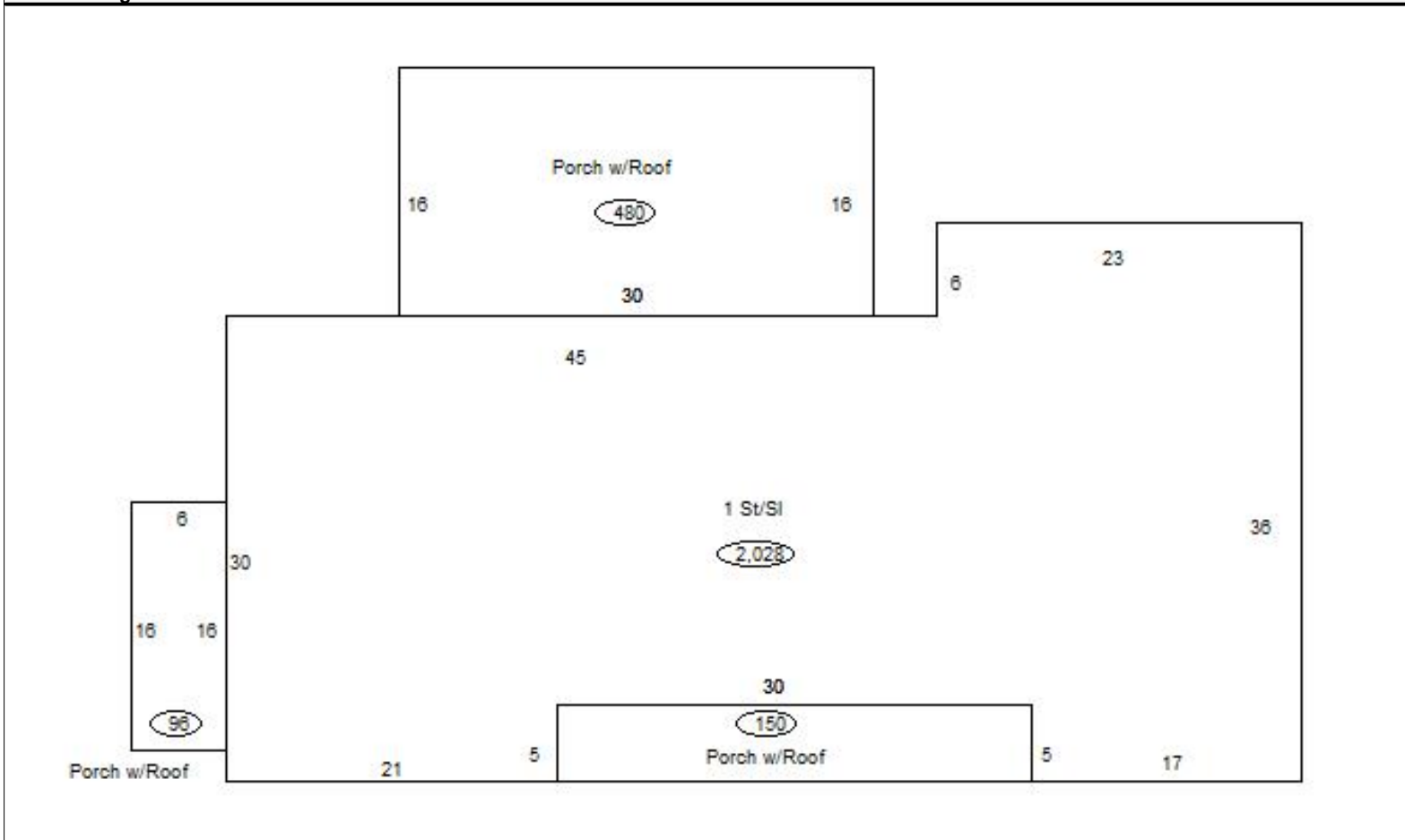
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Sketch Image

660029460



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,028	1.000	2,028
2	M	PRCH		13	SLBC	150	1.000	150
3	M	PRCH		13	SLBC	480	1.000	480
4	M	PRCH		13	SLBC	96	1.000	96
Total Building Area						2,028		2,028



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			1,200
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD
	Base Cost (10.21 x 1,200)		12,252	12,252	4,901	7,351
	DTGF	DETACHED GARAGE FAIR	0x0x0			792
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 792)		12,672	12,672	4,435	8,237