



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 08:03:54
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Assessment Data					Primary Image																																																																																																																				
Account 660029463 Parcel ID 21N15E-34-4-00000-000-0000 Cadastral ID 34-21-15-04540 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 316358 BRAND, KENNETH R & ALAINE C 24850 S 4106 RD CLAREMORE OK 74019-0000 Parcel Location Situs 24850 S 4106 RD Subdivision Lot/Block / Parcel Size 5 - Acres Sec/Twn/Rng 34 / 21 / 15 / 4 Neighborhood 6090 - UNPLATTED School District S008 - VERDIGRIS SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.25265693 -95.69449627																																																																																																																									
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Lot Data		Square-Foot - NBHD 6090 #1	
Lot Size			
Lot Count			
Units Buildable	5		
Non-Ag Acres	5.121		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	223,070.00 x .39 = 86,260		
Factor Value			
Adjustments	1.0000		
Lot Value	86,260		



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Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Wood
Base/Total Area	1,700 / 1,700
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	460 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1962 / 38

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	187,939 110.55 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	130,352
Lot Value	86,260
Indicated Value	216,612 127.42 Per SqFt
Agland Value	
Site Improvements	10,635
Total Value	227,247 133.67 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	100.54	Total Misc Impr	+ 10,232
Roofing Adj	+ 4.64	Garage Cost	+ 14,968
Subfloor Adj	+ 0.00	Total RCN	= 237,003
Heat/Cool Adj	+ 12.64	Depreciation (45%)	- 106,651
Plumbing Adj	+ 6.77	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 130,352
Adj Base Cost	= 124.59	Lot Value	+ 86,260
Total Area	x 1,700	Indicated Value	= 216,612
Adjusted Cost	= 211,803	Value Per SqFt	127.42

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	70633	25x7		175	26.38		4,617



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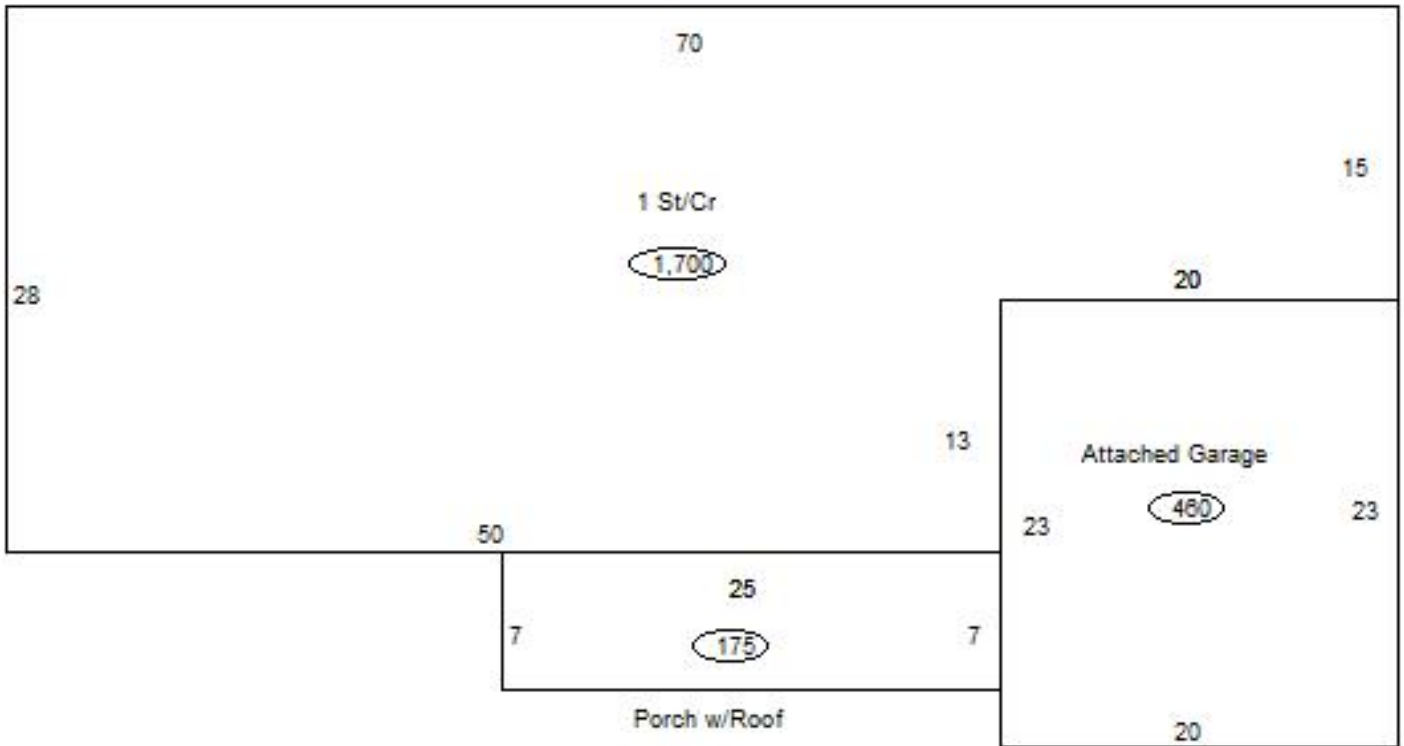
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Sketch Image

660029463



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,700	1.000	1,700
2	G	1		13	Attached Garage	460	1.000	460
3	M	PRCH		13	SLBC	175	1.000	175
Total Building Area						1,700		1,700



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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 Base Cost (10.21 x 1,200) 12,252		Modifier Total	RCN 12,252	Depr (15% Phys/ % Func) 1,838	RCNLD 10,414
	LF	LOAFING SHED	0x0x0			520
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (4.26 x 520) 2,215		Modifier Total	RCN 2,215	Depr (90% Phys/ % Func) 1,994	RCNLD 221