




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:50:06
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Assessment Data					Primary Image																																																																																																																				
Account 660031603 Parcel ID 000000-00-0-00558-002-0006 Cadastral ID 36-21-15-09450 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 274578 SCOTT, JAMES C & JANICE K REVOCABLE TRUST 24656 S PAINTED PONY LANE CLAREMORE OK 74019-0000 Parcel Location Situs 24656 PAINTED PONY LN Subdivision ORCHARD HILL ESTATES Lot/Block 0006 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 36 / 21 / 15 / 5 Neighborhood 1076 - R-V04-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					 <p style="text-align: right; color: orange;">07/21/2022</p> <p>\\tsclient\T\TOM\COMMERCIAL PICS\2022-07-21\IMG_0043.JPG 7/21/2022</p>																																																																																																																				
Legal Description Lot/Long: 36.25420270 -95.65926567 LOT 6 BLOCK 2 ORCHARD HILL ESTATES																																																																																																																									
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Lot Data	Square-Foot - NBHD 1076 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.155	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	50,313.00 x 1.04 = 52,394	
Factor Value		
Adjustments	1.0000	
Lot Value	52,394	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,248 / 2,248
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,248
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	672 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2006 / 15



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	311,741	138.67	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	365,410		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	107.03	Total Misc Impr	+	18,026			
Roofing Adj	+ 4.68	Garage Cost	+	21,029			
Subfloor Adj	+ -2.46	Total RCN	=	330,306			
Heat/Cool Adj	+ 13.15	Depreciation (16%)	-	52,849			
Plumbing Adj	+ 7.18	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	277,457			
Adj Base Cost	= 129.56	Lot Value	+	52,394			
Total Area	x 2,248	Indicated Value	=	329,851			
Adjusted Cost	= 291,251	Value Per SqFt		146.73			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	277,457		
Lot Value	52,394		
Indicated Value	329,851	146.73	Per SqFt
Agland Value			
Site Improvements	29,715		
Total Value	359,566	159.95	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	75211	240		240	27.23		6,535
PRCH	SLAB PORCH - COVERED	75212	54x8		432	26.60		11,491



Rogers

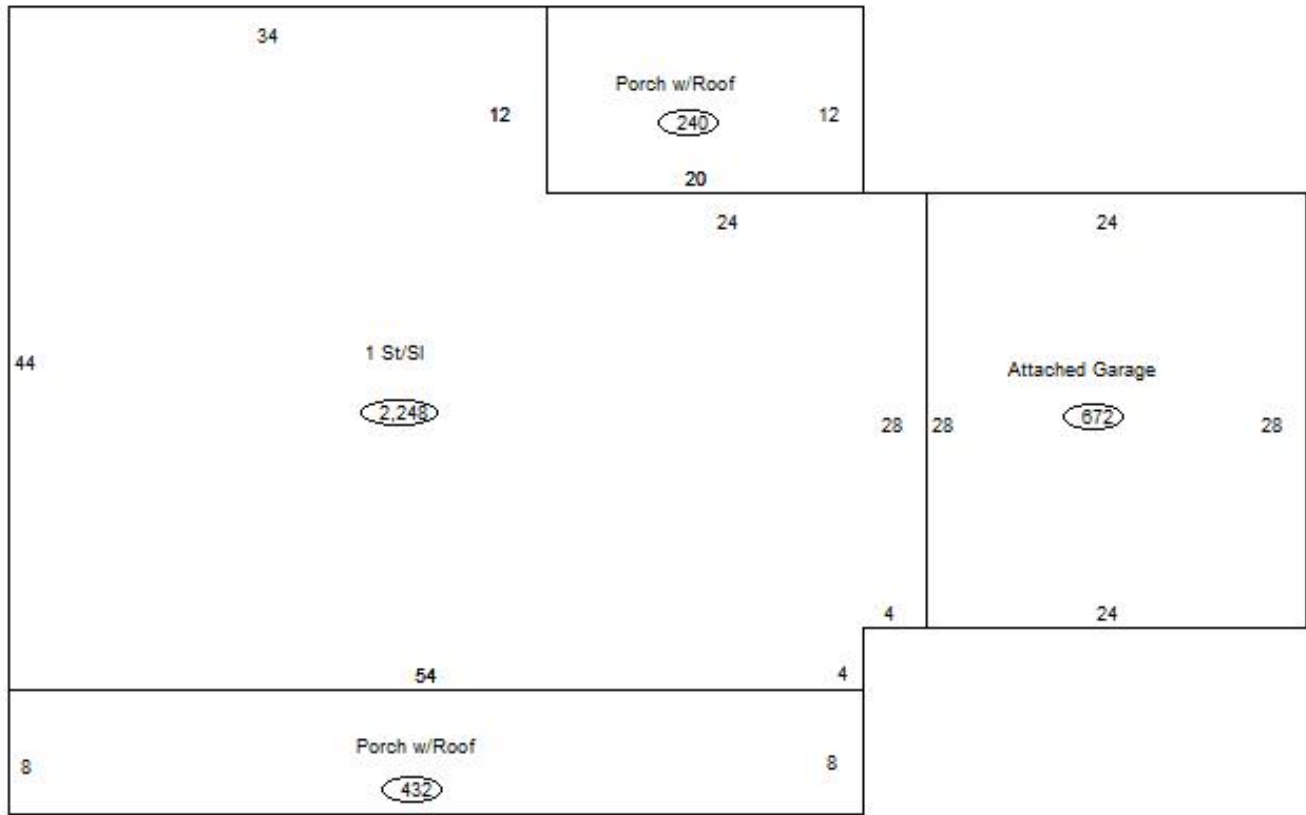
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,248	1.000	2,248
2	M	PRCH		13	SLBC	240	1.000	240
3	M	PRCH		13	SLBC	432	1.000	432
4	G	1		13	Attached Garage	672	1.000	672
Total Building Area						2,248		2,248



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,500
	Qual 2	Cond 3	Year 2007	Eff Age 14		
Valuation Summary		Modifier Total	RCN	Depr (31% Phys/ % Func)		RCNLD
Base Cost (28.71 x 1,500)		43,065	43,065	13,350		29,715