



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:50:19
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660031619 Parcel ID 000000-00-0-00558-002-0025 Cadastral ID 36-21-15-09610 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 330092 TYSON, KAITLIN 24555 S PINTO LN CLAREMORE OK 74019-0000 Parcel Location Situs 24555 PINTO LN Subdivision ORCHARD HILL ESTATES Lot/Block 0025 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 36 / 21 / 15 / 5 Neighborhood 1076 - R-V04-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.25595193 -95.65350500																																																																																																																									
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Lot Data		Square-Foot - NBHD 1076 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.004		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	43,734.00 x 1.15 = 50,420		
Factor Value			
Adjustments	1.0000		
Lot Value	50,420		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	40% Veneer, Masonry 60% Frame, Siding, Wood
Base/Total Area	1,702 / 1,702
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,702
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1993 / 25

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	208,286 122.38 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	219,560 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	192,229
Lot Value	50,420
Indicated Value	242,649 142.57 Per SqFt
Agland Value	
Site Improvements	
Total Value	242,649 142.57 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	110.30	Total Misc Impr	+ 23,704
Roofing Adj	+ 5.05	Garage Cost	+ 16,039
Subfloor Adj	+ -2.40	Total RCN	= 270,500
Heat/Cool Adj	+ 13.15	Depreciation (31%)	- 83,855
Plumbing Adj	+ 9.48	Lump Sums	+ 5,584
Basement Adj	+ 0.00	RCNLD	= 192,229
Adj Base Cost	= 135.58	Lot Value	+ 50,420
Total Area	x 1,702	Indicated Value	= 242,649
Adjusted Cost	= 230,757	Value Per SqFt	142.57

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,840.02		5,840
SHLT	STORM SHELTER	0		1	2014	0.00		
PRCH	SLAB PORCH - COVERED	75270	18x7		126	27.60		3,478
EPSW	ENCLOSED PORCH - SOLID WALL	75271	20x10		200	71.93		14,386
WODO	WOOD DECK - OPEN	75272	372		372	17.66	15%	5,584



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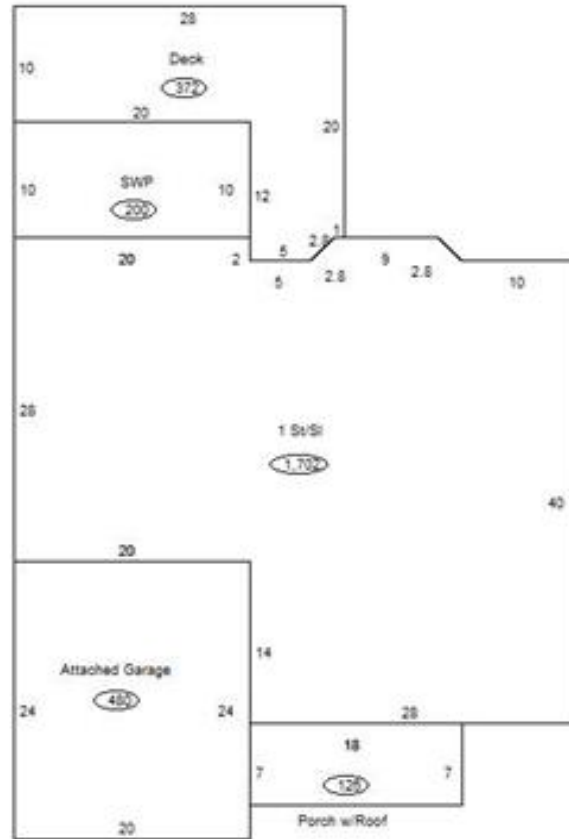
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Sketch Image

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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/SI	1,702	1.000	1,702
2	G	1		13	Attached Garage	480	1.000	480
3	M	PRCH		13	SLBC	126	1.000	126
4	M	EPSW		13	EPSW	200	1.000	200
5	M	WODO		13	WODO	372	1.000	372
Total Building Area						1,702		1,702



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year	Eff Age		
Valuation Summary			Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (4.68 x)				