



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 07:13:28  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660031633 <b>Parcel ID</b> 000000-00-0-00561-001-0010 <b>Cadastral ID</b> 36-21-15-09750 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 4 <b>Tax Area</b> 80 - VERDIGRIS TOWN/ VERDIGRI <b>Name ID</b> 318526 DOEDE, STEPHEN & NANCY ASSET PROTECTION TRUST  24304 S LINDLEY DR CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 24304 S LINDLEY DR <b>Subdivision</b> ORCHARD HILL ESTATES II <b>Lot/Block</b> 0010 / 0001 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 36 / 21 / 15 / 5 <b>Neighborhood</b> 1076 - R-V04-SW VERDIGRIS <b>School District</b> S008 - VERDIGRIS SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.26103115 -95.65390942																																																																																																																									
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Date 04/17/2026  
 Time 07:13:28  
 Page 2

Lot Data	Square-Foot - NBHD 1076 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.9203	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	40,086.00 x 1.23 = 49,326	
Factor Value		
Adjustments	1.0000	
Lot Value	49,326	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,560 / 1,560
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,560
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	550 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1997 / 22

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	202,415 129.75 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	204,200 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	105.21	Total Misc Impr	+ 10,868
Roofing Adj	+ 4.47	Garage Cost	+ 15,375
Subfloor Adj	+ -1.23	Total RCN	= 228,669
Heat/Cool Adj	+ 11.93	Depreciation ( 29%)	- 66,314
Plumbing Adj	+ 9.38	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 162,355
Adj Base Cost	= 129.76	Lot Value	+ 49,326
Total Area	x 1,560	Indicated Value	= 211,681
Adjusted Cost	= 202,426	Value Per SqFt	135.69

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	162,355
Lot Value	49,326
Indicated Value	211,681 135.69 Per SqFt
Agland Value	
Site Improvements	12,838
Total Value	224,519 143.92 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	5,299.82		5,300
PRCH	SLAB PORCH - COVERED	75320	26x6		156	24.68		3,850
PATO	SLAB PORCH - OPEN	75321	16x10		160	10.74		1,718



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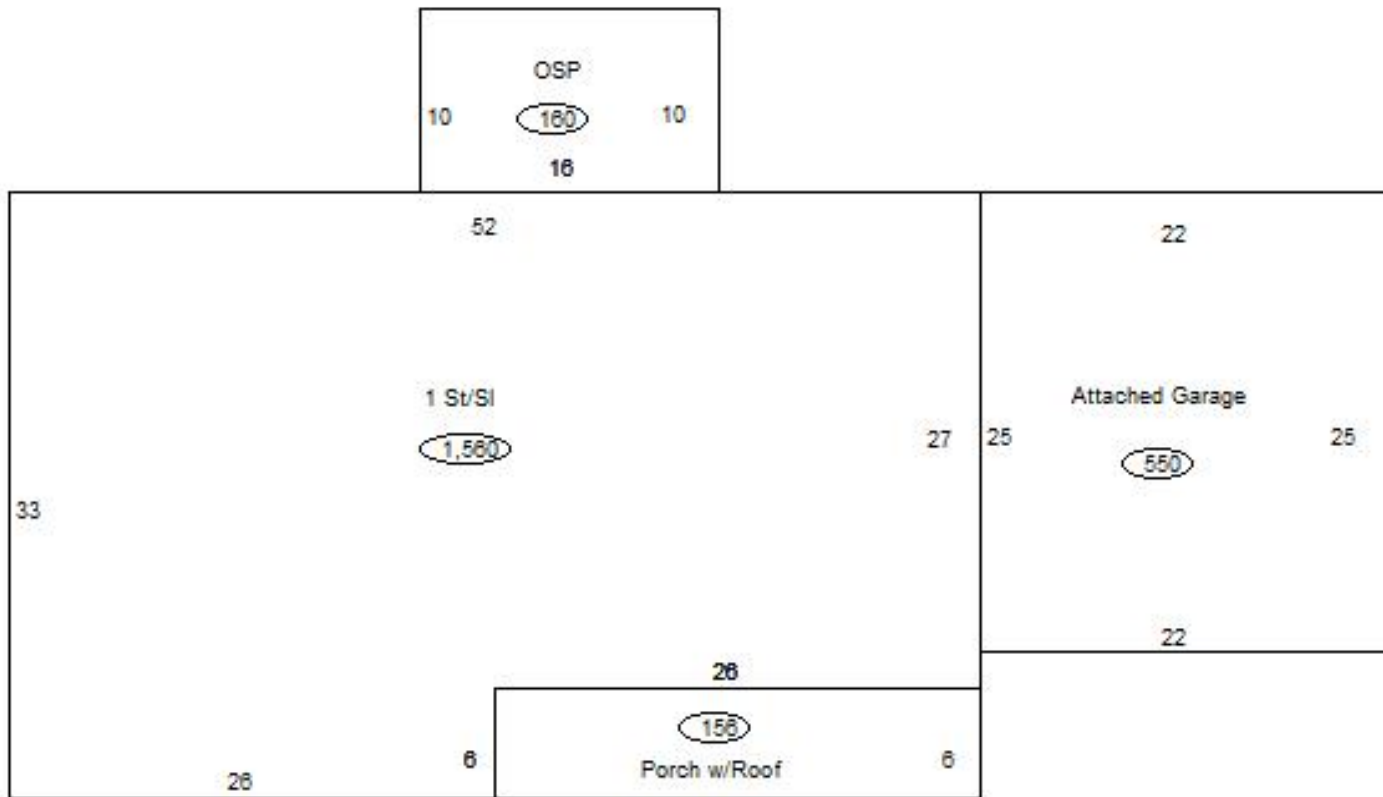
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 Page 3

### 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	1,560	1.000	1,560
2	G	1		13	Attached Garage	550	1.000	550
3	M	PRCH		13	SLBC	156	1.000	156
4	M	PATO		13	Open Slab	160	1.000	160
<b>Total Building Area</b>						1,560		1,560



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Page 4

660031633

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			720
	Qual 2	Cond 3	Year 2002	Eff Age 18		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (43% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (31.28 x 720)		22,522	22,522	9,684	12,838	
	STF	STG FAIR	0x0x0			
	Qual 2	Cond 3	Year	Eff Age 1520		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.68 x )						