



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660031655 <b>Parcel ID</b> 000000-00-0-00561-003-0001 <b>Cadastral ID</b> 36-21-15-09970 <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> 286856 VONDEVELD, RICKEY L &  MARY E 24455 S LINDLEY DR CLAREMORE OK 74019-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 24455 S LINDLEY DR <b>Subdivision</b> ORCHARD HILL ESTATES II <b>Lot/Block</b> 0001 / 0003 <b>Parcel Size</b> 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: 36.25896264 -95.65521868 LOT 1 BLOCK 3 & PT LOT 14, DESC AS BEG SW/C LOT 14, NELY ALG LOT/L T O NLY COR LOT 1, SWLY TO PT 50' E SW/C LOT 14, ALG S/L LOT 14, 50' T O POB ORCHARD HILL ESTATES SECOND					<b>Building Permits</b> <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 1076 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 1.0858 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 47,298.00 x 1.09 = 51,489 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 51,489		
<b>Residential Data</b> <b>Type</b> 1 Single Family Residence <b>Condition</b> 3 - Average <b>Quality</b> 3 - Average <b>Architecture</b> <b>Style</b> 100% One Story <b>Exterior Wall</b> 85% Veneer, Masonry 15% Frame, Siding, Wood <b>Base/Total Area</b> 2,216 / 2,216 <b>Style</b> 100% One Story <b>HVAC</b> 100% Warmed & Cooled Air <b>Roof Cover</b> 1 Composition Shingle <b>Area on Slab</b> 2,216 <b>Fixture/RghIn</b> 10 / <b>Bed/F/H Bath</b> 3 / 2.5 / <b>Basement Area</b> <b>Garage Type</b> 484 Attached Garage - Unfinished <b>Remodel</b> <b>Year/Eff Age</b> 1972 / 41		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	85% Veneer, Masonry 15% Frame, Siding, Wood
<b>Base/Total Area</b>	2,216 / 2,216
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	2,216
<b>Fixture/RghIn</b>	10 /
<b>Bed/F/H Bath</b>	3 / 2.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	484 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1972 / 41

GRM Approach
<b>GRM Code</b> <b>Gross Rent</b> 0.00 <b>Indicated Value</b>

Multiple Regression
<b>MRA Code</b> 1 Test <b>Adusted R</b> 0.8445 <b>Indicated Value</b> 247,192 111.55 Per SqFt

Direct Comparables
<b>Selection Model</b> A Adam Test <b>Adjustment Model</b> 1 2022 Residential <b>Comparables</b> 8 <b>Indicated Value</b> 289,670 Per SqFt

Cost Approach		Manual : 01/2025	
<b>Base Cost</b>	107.94	<b>Total Misc Impr</b>	+ 31,834
<b>Roofing Adj</b>	+ 4.76	<b>Garage Cost</b>	+ 16,148
<b>Subfloor Adj</b>	+ -2.28	<b>Total RCN</b>	= 336,572
<b>Heat/Cool Adj</b>	+ 13.15	<b>Depreciation ( 47%)</b>	- 158,189
<b>Plumbing Adj</b>	+ 6.66	<b>Lump Sums</b>	+ 0
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 178,383
<b>Adj Base Cost</b>	= 130.23	<b>Lot Value</b>	+ 51,489
<b>Total Area</b>	x 2,216	<b>Indicated Value</b>	= 229,872
<b>Adjusted Cost</b>	= 288,590	<b>Value Per SqFt</b>	103.73

Value Reconciliation
<b>Selected Approach</b> Cost Approach <b>Improvements</b> 178,383 <b>Lot Value</b> 51,489 <b>Indicated Value</b> 229,872 103.73 Per SqFt <b>Agland Value</b> <b>Site Improvements</b> 21,367 <b>Total Value</b> 251,239 113.38 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	5,840.02		5,840
PRCH	SLAB PORCH - COVERED	75403		51	51	27.84		1,420
PATO	SLAB PORCH - OPEN	75404		286	286	9.46		2,706
EPSW	ENCLOSED PORCH - SOLID WALL	75405		22x14	308	71.00		21,868



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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	2,216	1.000	2,216
2	G	1		13	Attached Garage	484	1.000	484
3	M	PRCH		13	SLBC	51	1.000	51
4	M	PATO		13	Open Slab	286	1.000	286
5	M	EPSW		13	EPSW	308	1.000	308
<b>Total Building Area</b>						2,216		2,216



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			1,452
	Qual 2	Cond 3	Year	Eff Age		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (30% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (16.00 x 1,452)	23,232	23,232	6,970	16,262
	CPDT	CARPORT - DETACHED	0x0x0			659
	Qual 3	Cond 3	Year	Eff Age	1520	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (10.33 x 659)	6,807	6,807	1,702	5,105