



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660031659 Parcel ID 000000-00-0-00561-003-0005 Cadastral ID 36-21-15-10010 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 348820 FERREIRA, MARK TYLER 24277 S LINDLEY DR CLAREMORE OK 74019-0000 Parcel Location Situs 27244 S LINDLEY DR Subdivision ORCHARD HILL ESTATES II Lot/Block 0005 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 36 / 21 / 15 / 5 Neighborhood 1076 - R-V04-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.26037783 -95.65298849 LOT 5 BLOCK 3 ORCHARD HILL ESTATES SECOND																																																																																																																									
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Lot Data	Square-Foot - NBHD 1076 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.9468	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	41,241.00 x 1.20 = 49,672	
Factor Value		
Adjustments	1.0000	
Lot Value	49,672	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	2,198 / 2,198
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,198
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	484 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1972 / 41



\\tsclient\TOM\COMMERCIAL PICS\2022-08-17\IMG_0067.JPG 8/17/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	234,163	106.53	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	275,300		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	115.03	Total Misc Impr	+	22,885			
Roofing Adj	+ 4.77	Garage Cost	+	16,148			
Subfloor Adj	+ -2.28	Total RCN	=	346,555			
Heat/Cool Adj	+ 13.15	Depreciation (47%)	-	162,881			
Plumbing Adj	+ 9.24	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	183,674			
Adj Base Cost	= 139.91	Lot Value	+	49,672			
Total Area	x 2,198	Indicated Value	=	233,346			
Adjusted Cost	= 307,522	Value Per SqFt		106.16			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	183,674		
Lot Value	49,672		
Indicated Value	233,346	106.16	Per SqFt
Agland Value			
Site Improvements	9,663		
Total Value	243,009	110.56	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	75425		568	568	26.27		14,921
PATO	SLAB PORCH - OPEN	75426		16x12	192	11.06		2,124



Rogers

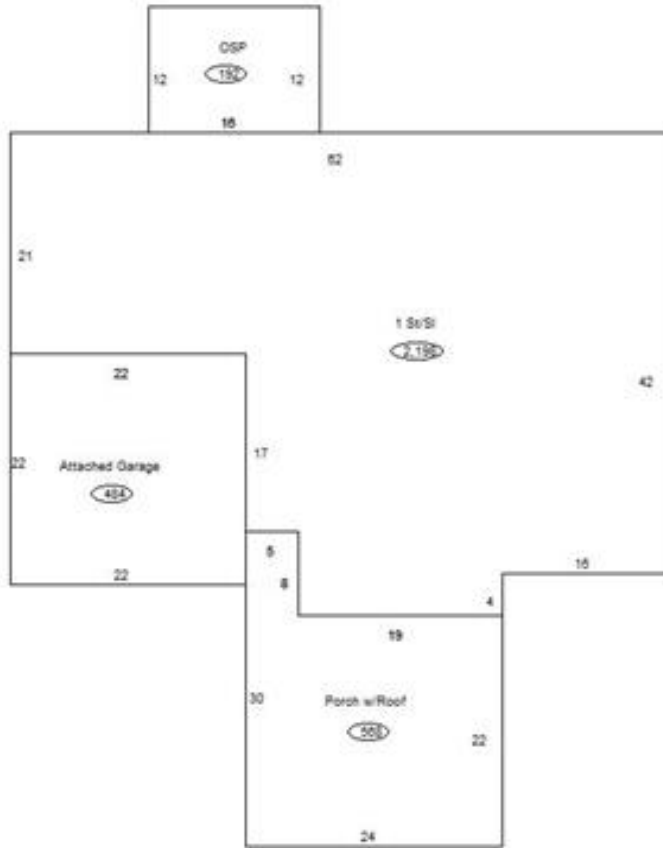
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Sketch Image

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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/SI	2,198	1.000	2,198
2	G	1		13	Attached Garage	484	1.000	484
3	M	PRCH		13	SLBC	568	1.000	568
4	M	PATO		13	Open Slab	192	1.000	192
Total Building Area						2,198		2,198



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			325
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (40% Phys/ % Func)
Base Cost (4.68 x 325)		1,521		1,521	608	913
	SV	SWIM VINYL	0x0x0			1
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (65% Phys/ % Func)
Base Cost (25,000.00 x 1)		25,000		25,000	16,250	8,750
	GF	GAZEBO FAIR	0x0x0			
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)
Base Cost (2,950.00 x)						