



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 07:14:05  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660031663 <b>Parcel ID</b> 000000-00-0-00561-003-0010 <b>Cadastral ID</b> 36-21-15-10050 <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> 331455 RODMAN, ANTHONY  24305 S BEAULAH COVE CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 24305 BEULAH CV <b>Subdivision</b> ORCHARD HILL ESTATES II <b>Lot/Block</b> 0010 / 0003 <b>Parcel Size</b> 2 - 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: 36.25879517 -95.65292817																																																																																																																									
<b>Legal Description</b> LOTS 9 & 10 BLOCK 3 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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Date 04/17/2026  
Time 07:14:05  
Page 2

Lot Data	Square-Foot - NBHD 1076 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.9056	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	39,448.00 x 1.25 = 49,134	
Factor Value		
Adjustments	1.0000	
Lot Value	49,134	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	75% Veneer, Masonry 25% Frame, Siding, Wood
Base/Total Area	2,833 / 2,833
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,833
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	520 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1971 / 41



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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	299,008	105.54	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	11,880		Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	103.16	Total Misc Impr	+	39,195	
Roofing Adj	+ 4.60	Garage Cost	+	17,094	
Subfloor Adj	+ -2.15	Total RCN	=	412,992	
Heat/Cool Adj	+ 13.15	Depreciation ( 47%)	-	194,106	
Plumbing Adj	+ 7.17	Lump Sums	+	2,118	
Basement Adj	+ 0.00	RCNLD	=	221,004	
Adj Base Cost	= 125.91	Lot Value	+	49,134	
Total Area	x 2,833	Indicated Value	=	270,138	
Adjusted Cost	= 356,703	Value Per SqFt		95.35	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	221,004		
Lot Value	49,134		
Indicated Value	270,138	95.35	Per SqFt
Agland Value			
Site Improvements	25,417		
Total Value	295,555	104.33	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	75441	5x4		20	27.94		559
EPSW	ENCLOSED PORCH - SOLID WALL	75442	38x10		380	70.39		26,748
WODO	WOOD DECK - OPEN	75443	27x11		297	17.83	60%	2,118
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	75444	20x10		200	30.24		6,048



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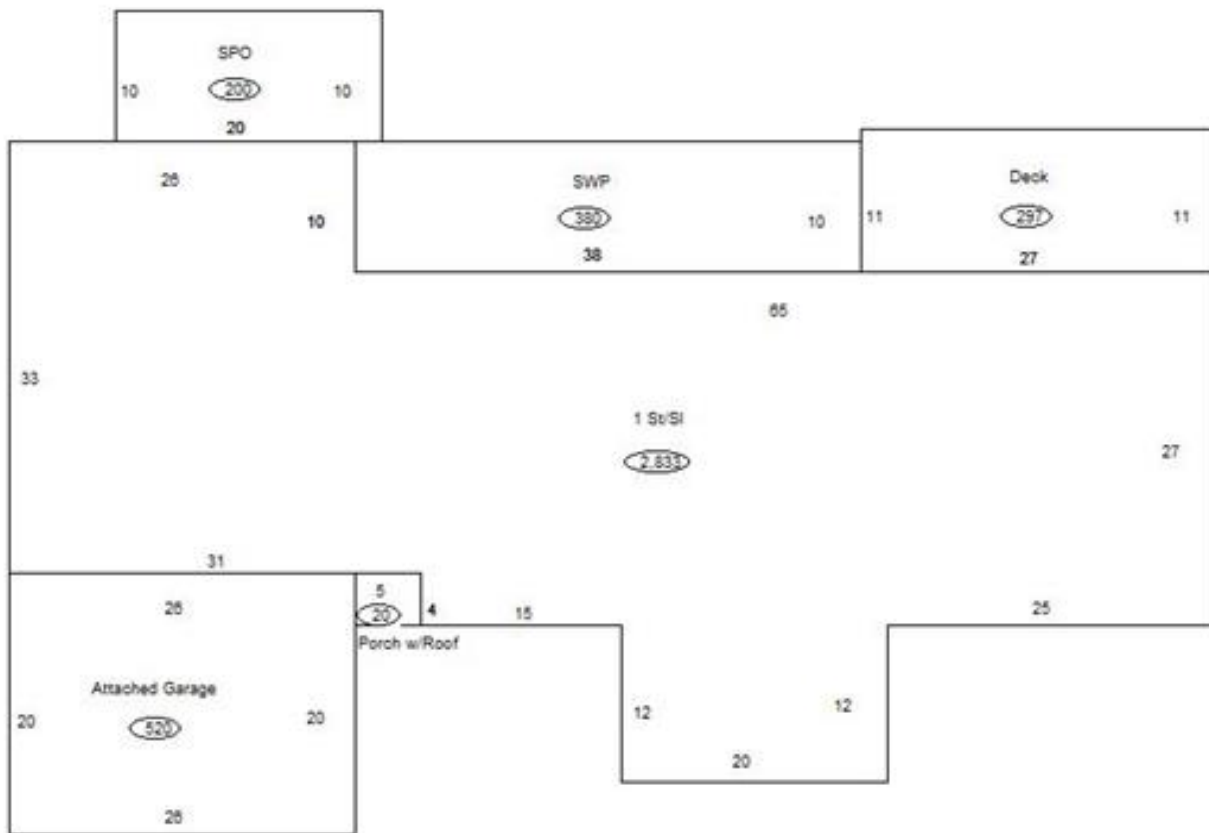
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 Page 3

### Sketch Image

660031663



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,833	1.000	2,833
2	G	1		13	Attached Garage	520	1.000	520
3	M	PRCH		13	SLBC	20	1.000	20
4	M	EPSW		13	EPSW	380	1.000	380
5	M	WODO		13	WODO	297	1.000	297
6	M	EPKS		13	Screen Porch	200	1.000	200
<b>Total Building Area</b>						<b>2,833</b>		<b>2,833</b>



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 Page 4

660031663

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	LT	LEAN-TO	0x0x0			288	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (55% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (2.92 x 288)		841		841	463	378
	STF	STG FAIR	0x0x0			192	
	Qual	2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (55% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (4.68 x 192)		899		899	494	405
	DTGF	DETACHED GARAGE FAIR	0x0x0			560	
	Qual	2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (16.00 x 560)		8,960		8,960	448	8,512
	SG	SWIM-GUNITE	0x0x0			1	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (60% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (30,000.00 x 1)		30,000		30,000	18,000	12,000
	CPDT	CARPORT - DETACHED	20x21x0			420	
	Qual	3	Cond 3	Year	Eff Age 1520		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (10.33 x 420)		4,339		4,339	217	4,122