



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 07:14:13
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660031669 Parcel ID 000000-00-0-00561-004-0002 Cadastral ID 36-21-15-10130 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 316470 SAYLES, SCOT D 24445 S ROGERS DR CLAREMORE OK 74019-0000 Parcel Location Situs 24445 S ROGERS DR Subdivision ORCHARD HILL ESTATES II Lot/Block 0002 / 0004 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: 36.25743420 -95.65264133 LOT 2 BLOCK 4 ORCHARD HILL ESTATES SECOND																																																																																																																									
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Time 07:14:14
Page 2

Lot Data	Square-Foot - NBHD 1076 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.7339	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	31,968.00 x 1.44 = 45,981	
Factor Value		
Adjustments	1.5000	
Lot Value	68,972	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,941 / 1,941
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,941
Fixture/RghIn	10 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	656 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1974 / 39

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	246,536	127.01	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	259,550 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	123.74	Total Misc Impr	+ 14,662				
Roofing Adj	+ 5.64	Garage Cost	+ 25,734				
Subfloor Adj	+ -3.58	Total RCN	= 330,653				
Heat/Cool Adj	+ 15.05	Depreciation (46%)	- 152,100				
Plumbing Adj	+ 8.69	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 178,553				
Adj Base Cost	= 149.54	Lot Value	+ 68,972				
Total Area	x 1,941	Indicated Value	= 247,525				
Adjusted Cost	= 290,257	Value Per SqFt	127.52				

Value Reconciliation			
Selected Approach	Comparable Sales		
Improvements	190,578		
Lot Value	68,972		
Indicated Value	259,550	133.72	Per SqFt
Agland Value			
Site Improvements			
Total Value	259,550	133.72	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	6,686.82		6,687
SHLT	STORM SHELTER	0		1	2014	0.00		
PRCH	SLAB PORCH - COVERED	75466	189		189	29.99		5,668
PATO	SLAB PORCH - OPEN	75467	184		184	12.54		2,307



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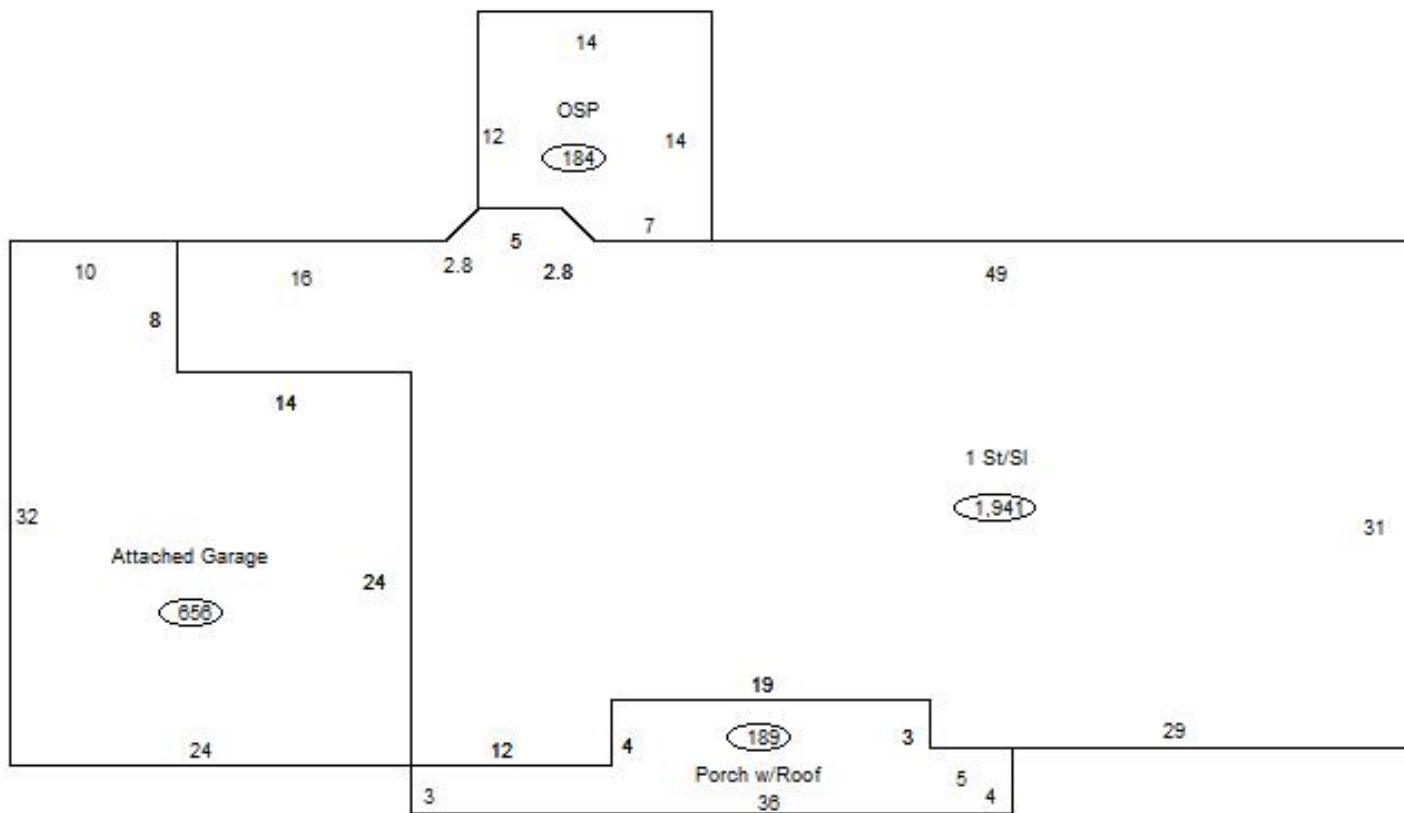
Date 04/17/2026

Time 07:14:14

Page 3

Sketch Image

660031669



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,941	1.000	1,941
2	G	1		13	Attached Garage	656	1.000	656
3	M	PRCH		13	SLBC	189	1.000	189
4	M	PATO		13	Open Slab	184	1.000	184
Total Building Area						1,941		1,941



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Page 4

660031669

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond 3	Year	Eff Age	1520
Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x)						