



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 660031670 Parcel ID 000000-00-0-00561-004-0003 Cadastral ID 36-21-15-10140 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 317488 TOWNSON, MICHAEL-TRUSTEE TOWNSON FAMILY TRUST 24415 S ROGERS DR CLAREMORE OK 74019-0000 Parcel Location Situs 24415 ROGERS DR Subdivision ORCHARD HILL ESTATES II Lot/Block 0003 / 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: 36.25797083 -95.65263266																																																																																																																									
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Lot Data		Square-Foot - NBHD 1076 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.8545		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	37,224.00 x 1.30 = 48,467		
Factor Value			
Adjustments	1.0000		
Lot Value	48,467		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,081 / 2,081
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,081
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	529 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2005 / 16

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	275,045	132.17	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	338,500		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	110.78	Total Misc Impr	+ 19,901
Roofing Adj	+ 4.84	Garage Cost	+ 17,324
Subfloor Adj	+ -2.28	Total RCN	= 316,558
Heat/Cool Adj	+ 13.15	Depreciation (17%)	- 53,815
Plumbing Adj	+ 7.75	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 262,743
Adj Base Cost	= 134.23	Lot Value	+ 48,467
Total Area	x 2,081	Indicated Value	= 311,210
Adjusted Cost	= 279,333	Value Per SqFt	149.55

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	262,743		
Lot Value	48,467		
Indicated Value	311,210	149.55	Per SqFt
Agland Value			
Site Improvements	19,515		
Total Value	330,725	158.93	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1	2006	1	0.00	
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1		1	5,840.02	5,840
PRCH	SLAB PORCH - COVERED	75470	31x7			217	27.30	5,924
PRCH	SLAB PORCH - COVERED	75471	19x6			114	27.63	3,150
PATO	SLAB PORCH - OPEN	75472	10x8			80	11.94	955
PATO	SLAB PORCH - OPEN	75473	451			451	8.94	4,032



Rogers

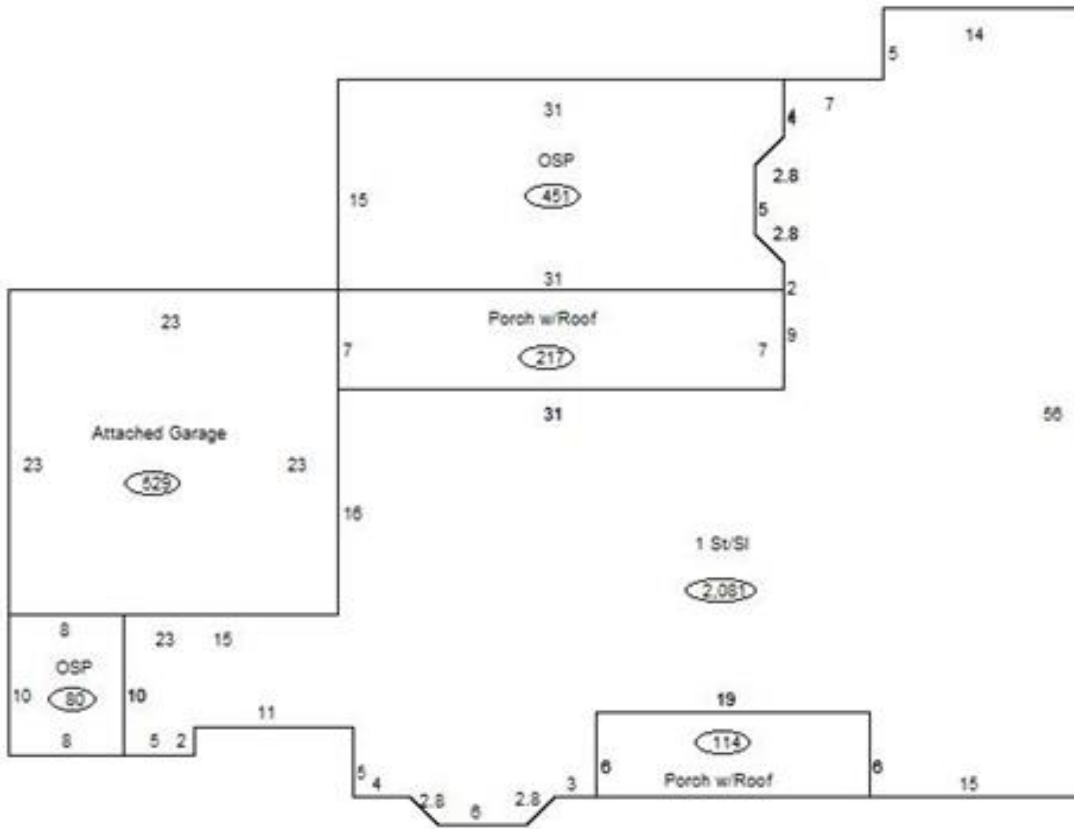
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Sketch Image

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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/Sl	2,081	1.000	2,081
2	G	1		13	Attached Garage	529	1.000	529
3	M	PRCH		13	SLBC	217	1.000	217
4	M	PRCH		13	SLBC	114	1.000	114
5	M	PATO		13	Open Slab	80	1.000	80
6	M	PATO		13	Open Slab	451	1.000	451
Total Building Area						2,081		2,081



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	DTGF	DETACHED GARAGE FAIR	0x0x0			1,936	
	Qual 2	Cond 3	Year 2005	Eff Age	16		
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD	
	Base Cost (16.00 x 1,936)		30,976		30,976	11,461	19,515
	STF	STG FAIR	0x0x0				
	Qual 2	Cond	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x)						
	CPDT	CARPORT - DETACHED	0x0x0				
	Qual	Cond	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
	Base Cost (11.36 x)						