



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 660031672 Parcel ID 000000-00-0-00561-004-0005 Cadastral ID 36-21-15-10160 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 338943 LOWERY, BRIAN & SARAH M REYNOLDS & THELMA LOWERY 24422 S BELLMON ST CLAREMORE OK 74019-0000																																																																																																																									
Parcel Location Situs 24422 S BELLMAN ST Subdivision ORCHARD HILL ESTATES II Lot/Block 0005 / 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 Lat/Long: 36.25793111 -95.65199326 LOT 5 BLOCK 4 ORCHARD HILL ESTATES SECOND					Building Permits <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>R23 23-02</td> <td>R24 NEW RMA 1353 SQ FT</td> <td>05/2023</td> <td>12/2023</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R23 23-02	R24 NEW RMA 1353 SQ FT	05/2023	12/2023																																																																																																							
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Lot Data	Square-Foot - NBHD 1076 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.7386	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	32,174.00 x 1.43 = 46,104	
Factor Value		
Adjustments	0.7100	
Lot Value	32,734	

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	3,612 / 3,612
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,612
Fixture/RghIn	11 /
Bed/F/H Bath	5 / 3.0 /
Basement Area	
Garage Type	624 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2005 / 16



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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	419,295	116.08	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	363,360		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	100.19	Total Misc Impr	+	12,075			
Roofing Adj	+ 4.38	Garage Cost	+	19,722			
Subfloor Adj	+ -2.28	Total RCN	=	464,876			
Heat/Cool Adj	+ 13.15	Depreciation (17%)	-	79,029			
Plumbing Adj	+ 4.46	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	385,847			
Adj Base Cost	= 119.90	Lot Value	+	32,734			
Total Area	x 3,612	Indicated Value	=	418,581			
Adjusted Cost	= 433,079	Value Per SqFt		115.89			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	385,847		
Lot Value	32,734		
Indicated Value	418,581	115.89	Per SqFt
Agland Value			
Site Improvements	42,570		
Total Value	461,151	127.67	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
CPDT	Carport - Detached	75480	26x25		650	11.81		7,677
PRCH	SLAB PORCH - COVERED	75481	20x8		160	27.49		4,398



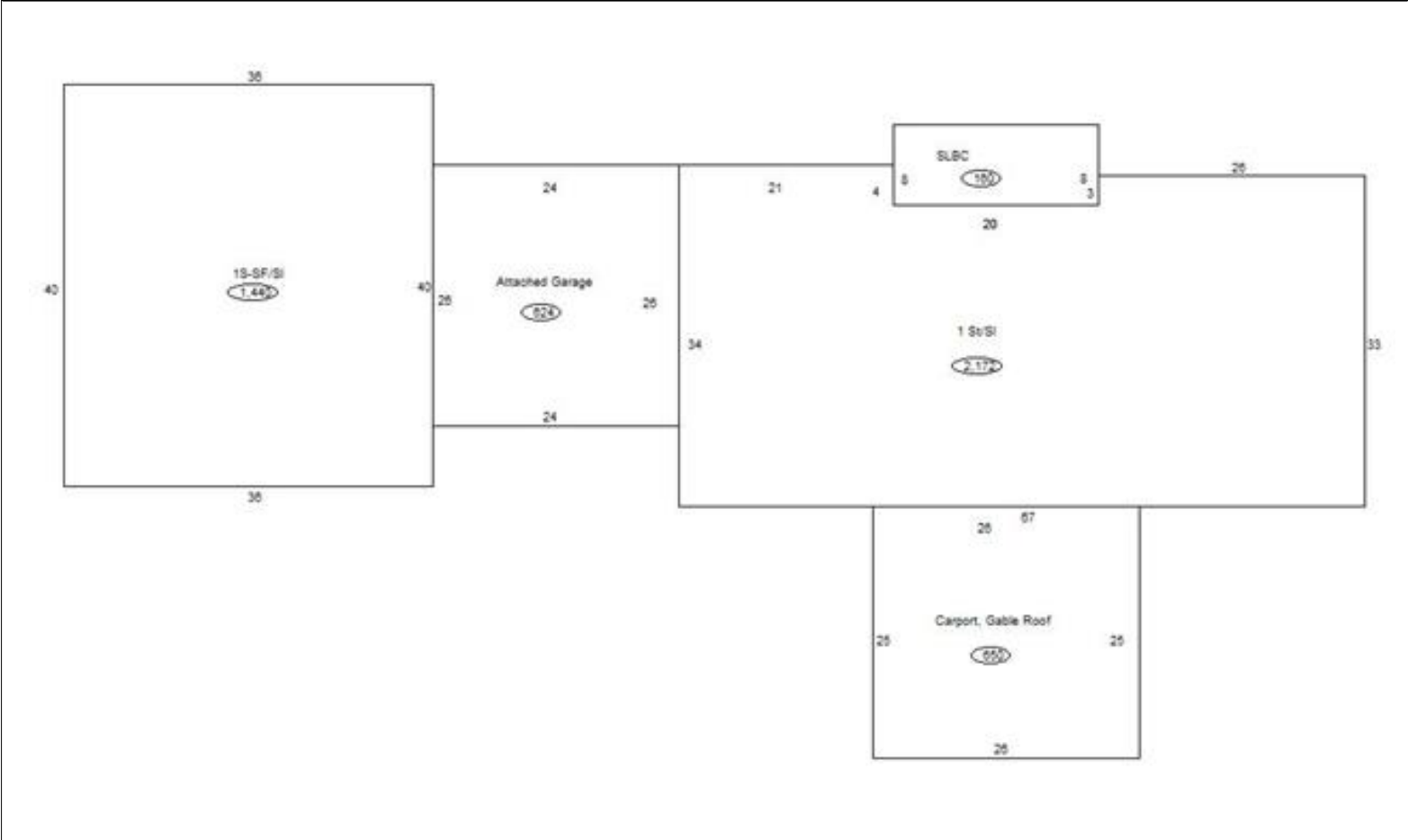
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Sketch Image

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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	2,172	1.000	2,172
2	G	1		13	Attached Garage	624	1.000	624
3	G	3		13	Carport, Gable Roof	650	1.000	650
4	M	PRCH		13	SLBC	160	1.000	160
5	R	1	Slab	13	1S-SF/Sl	1,440	1.000	1,440
Total Building Area						3,612		3,612



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GF	GAZEBO FAIR	30x15x0			1
	Qual 2	Cond 3	Year 2018	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (2,950.00 x 1) 2,950			2,950	443	2,507
	UTIL	SHOP BUILDING	30x50x0			1,500
	Qual 3	Cond 3	Year 2006	Eff Age	15	
	Valuation Summary		Modifier Total	RCN	Depr (34% Phys/ % Func)	RCNLD
	Base Cost (28.65 x 1,500) 42,975			42,975	14,612	28,363
	SG	SWIM-GUNITE	0x0x0			1
	Qual 3	Cond 3	Year 2004	Eff Age	17	
	Valuation Summary		Modifier Total	RCN	Depr (61% Phys/ % Func)	RCNLD
	Base Cost (30,000.00 x 1) 30,000			30,000	18,300	11,700