



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 21:38:00  
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Assessment Data					Primary Image														
<b>Account</b> 660031693 <b>Parcel ID</b> 000000-00-0-00078-001-0030 <b>Cadastral ID</b> 36-21-15-10370 <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> 344383 YODER, KEVIN & MICHELLE  24755 S EASTWOOD DR CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 24755 S EASTWOOD DR <b>Subdivision</b> BRIDGEPORT II <b>Lot/Block</b> 0030 / 0001 <b>Parcel Size</b> 2 - Lots <b>Sec/Twn/Rng</b> 36 / 21 / 15 / 5 <b>Neighborhood</b> 1109 - R-V03-SW VERDIGRIS <b>School District</b> S008 - VERDIGRIS SCHOOLS					<p>\\tsclient\T\TOM\COMMERCIAL PICS\2022-06-27\IMG_0059.JPG 6/29/2022</p>														
<b>Legal Description</b> Lat/Long: 36.25225503 -95.65990062																			
LOT 30 & 31 BLOCK 1 BRIDGEPORT 2					<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					
Number	Description	Opened	Closed	Amount															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	No	1,000		/	CONN, JENNIFER	05/16/2024	178,000	YES										
					2111/260	ELSON, CECILIA G	06/25/2010	107,000	YES										
					1663/712	BRANNAM, MARK W & CONNIE	03/16/2005	96,000	YES										
					1435/773	MOLL, DEBRA J	12/20/2002	91,000	YES										
					989/194	VREELAND, FRANK	05/08/1995	67,000	No										
					984/261	HILLCREST PROPERTIES, INC	03/15/1995	14,000	No										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	104.132	<b>Current Tax</b>										
Remove Cap	2025	<b>Land Value</b>	62,241	62,241	11%	6,847	<b>Assessed</b>	20,071	2,090.03										
Year Frozen	0	<b>Improvements</b>	120,215	120,215		13,224	<b>Penalty</b>	0											
Uncapped Value	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0	0.00										
TIF Project ID	0	<b>Total Value</b>	182,456	182,456		20,071	<b>Total Taxable</b>	20,071	2,090.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660031693	YODER, KEVIN & MICHELLE			80	178,000	0	19,580	2,039.00										
2024	2024-660031693	YODER, KEVIN & MICHELLE			80	158,346	1000	13,981	1,350.00										
2023	2023-660031693	CONN, JENNIFER			80	147,187	1000	13,546	1,289.00										
2022	2022-660031693	CONN, JENNIFER			80	137,346	1000	13,122	1,271.00										
2021	2021-660031693	FATE, JENNIFER			80	132,627	1000	12,711	1,200.00										
2020	2020-660031693	FATE, JENNIFER			80	121,010	1000	12,311	1,165.00										
2019	2019-660031693	FATE, JENNIFER			80	118,254	1000	12,008	1,154.00										
2018	2018-660031693	FATE, JENNIFER			80	121,313	1000	12,344	1,186.00										
2017	2017-660031693	FATE, JENNIFER			80	120,438	1000	12,248	1,180.00										
2016	2016-660031693	FATE, JENNIFER			80	117,694	1000	11,946	1,155.00										
2015	2015-660031693	FATE, JENNIFER			80	116,628	1000	11,829	1,152.00										
2014	2014-660031693	FATE, JENNIFER			80	117,484	1000	11,714	1,081.00										
2013	2013-660031693	FATE, JENNIFER			80	117,274	1000	11,344	1,084.00										




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Lot Data	Square-Foot - NBHD 1109 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.1546 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> 0  <b>Method</b> Square-Foot <b>Base Lot Value</b> 6,736.00 x 5.95 = 40,079 <b>Factor Value</b> <b>Adjustments</b> 1.5530 <b>Lot Value</b> 62,241		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	95% Frame, Siding, Wood 5% Veneer, Masonry
<b>Base/Total Area</b>	1,219 / 1,219
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,219
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	400 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1995 / 23

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GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adjusted R</b>	0.8445		
<b>Indicated Value</b>	152,901	125.43	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	8		
<b>Indicated Value</b>	164,540		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	99.18	<b>Total Misc Impr</b>	+	6,954			
<b>Roofing Adj</b>	+ 4.54	<b>Garage Cost</b>	+	11,700			
<b>Subfloor Adj</b>	+ -1.15	<b>Total RCN</b>	=	171,736			
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 30%)</b>	-	51,521			
<b>Plumbing Adj</b>	+ 11.54	<b>Lump Sums</b>	+	0			
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	120,215			
<b>Adj Base Cost</b>	= 125.58	<b>Lot Value</b>	+	62,241			
<b>Total Area</b>	x 1,219	<b>Indicated Value</b>	=	182,456			
<b>Adjusted Cost</b>	= 153,082	<b>Value Per SqFt</b>		149.68			

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	120,215		
<b>Lot Value</b>	62,241		
<b>Indicated Value</b>	182,456	149.68	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	182,456	149.68	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	75554	31x6		186	23.62		4,393
PATO	SLAB PORCH - OPEN	75555	51x6		306	8.37		2,561



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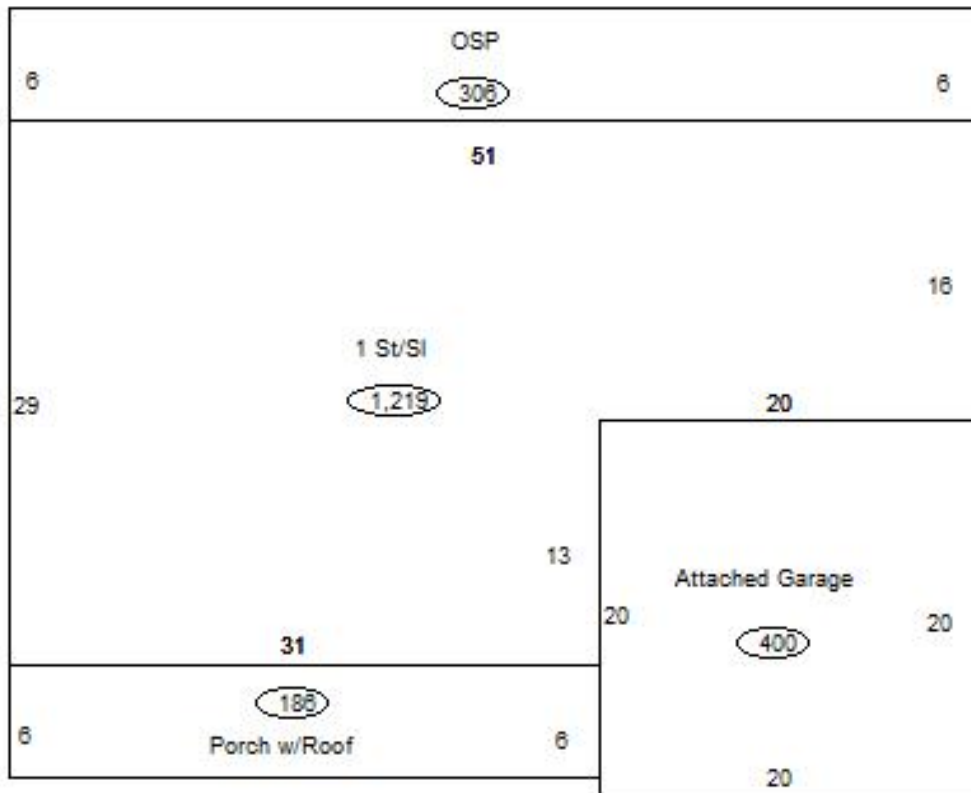
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Sketch Image

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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	1,219	1.000	1,219
2	G	1		13	Attached Garage	400	1.000	400
3	M	PRCH		13	SLBC	186	1.000	186
4	M	PATO		13	Open Slab	306	1.000	306
<b>Total Building Area</b>						1,219		1,219