



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:13:13
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Assessment Data					Primary Image																																																																																																																				
Account 660031698 Parcel ID 000000-00-0-00078-001-0035 Cadastral ID 36-21-15-10420 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 264501 FLYNN, ROBIN RENEE 24705 S EASTWOOD DR CLAREMORE OK 74019-0000 Parcel Location Situs 25705 EASTWOOD Subdivision BRIDGEPORT II Lot/Block 0035 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 36 / 21 / 15 / 5 Neighborhood 1109 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.25300181 -95.65986312																																																																																																																									
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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size			
Lot Count			
Units Buildable	9500		
Non-Ag Acres	0.1834		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	7,987.00 x 5.80 = 46,330		
Factor Value			
Adjustments	1.0000		
Lot Value	46,330		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,336 / 1,336
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,336
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	460 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1996 / 23

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	150,215 112.44 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	148,890 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	115,754
Lot Value	46,330
Indicated Value	162,084 121.32 Per SqFt
Agland Value	
Site Improvements	
Total Value	162,084 121.32 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	92.57	Total Misc Impr	+	6,183
Roofing Adj	+ 4.16	Garage Cost	+	10,953
Subfloor Adj	+ 0.00	Total RCN	=	172,767
Heat/Cool Adj	+ 10.30	Depreciation (33%)	-	57,013
Plumbing Adj	+ 9.46	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	115,754
Adj Base Cost	= 116.49	Lot Value	+	46,330
Total Area	x 1,336	Indicated Value	=	162,084
Adjusted Cost	= 155,631	Value Per SqFt		121.32

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	75570	135		135	20.87		2,817
PRCH	SLAB PORCH - COVERED	75571	18x9		162	20.78		3,366



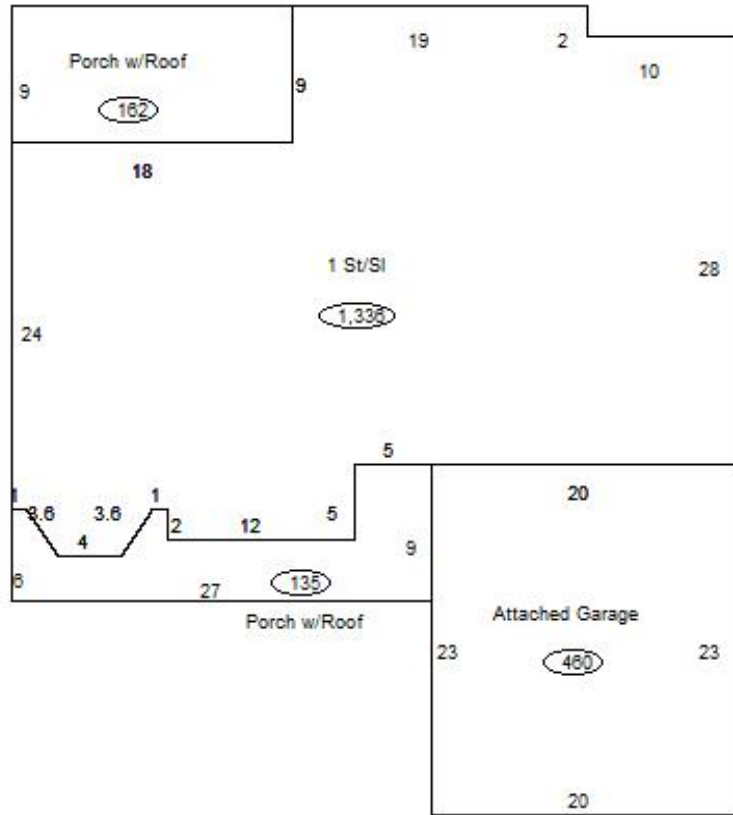
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Sketch Image

660031698



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,336	1.000	1,336
2	G	1		13	Attached Garage	460	1.000	460
3	M	PRCH		13	SLBC	135	1.000	135
4	M	PRCH		13	SLBC	162	1.000	162
Total Building Area						1,336		1,336