



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 660052377 Parcel ID 21N15E-35-4-00000-000-0000 Cadastral ID 35-21-15-00230 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 120744 BRIGHT, LENDA K TRUSTEE 8755 E 527 RD CLAREMORE OK 74019-0000 Parcel Location Situs 08755 527 RD Subdivision Lot/Block / Parcel Size 15 - Acres Sec/Twn/Rng 35 / 21 / 15 / 4 Neighborhood 6090 - UNPLATTED School District S008 - VERDIGRIS SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.25399499 -95.67598143																																																																																																																									
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Lot Data		Units-Buildable - UNPLATTED (UNITS BUILDABLE)
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,251 / 2,251
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,251
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	800 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1993 / 25

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	110.13	Total Misc Impr	+ 21,056	Roofing Adj	+ 5.24	Garage Cost	+ 29,768
Subfloor Adj	+ -3.40	Total RCN	= 353,201	Heat/Cool Adj	+ 14.47	Depreciation (31%)	- 109,492
Plumbing Adj	+ 7.89	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 243,709
Adj Base Cost	= 134.33	Lot Value	+ 243,709	Total Area	x 2,251	Indicated Value	= 243,709
		Value Per SqFt	108.27	Adjusted Cost	= 302,377		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	243,709		
Lot Value			
Indicated Value	243,709	108.27	Per SqFt
Agland Value	672		
Site Improvements	4,504		
Total Value	248,885	110.57	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	77987	20x16		320	28.41		9,091
PRCH	SLAB PORCH - COVERED	77988	16x12		192	28.83		5,535
SHLT	STORM SHELTER			1 2019	1	0.00		



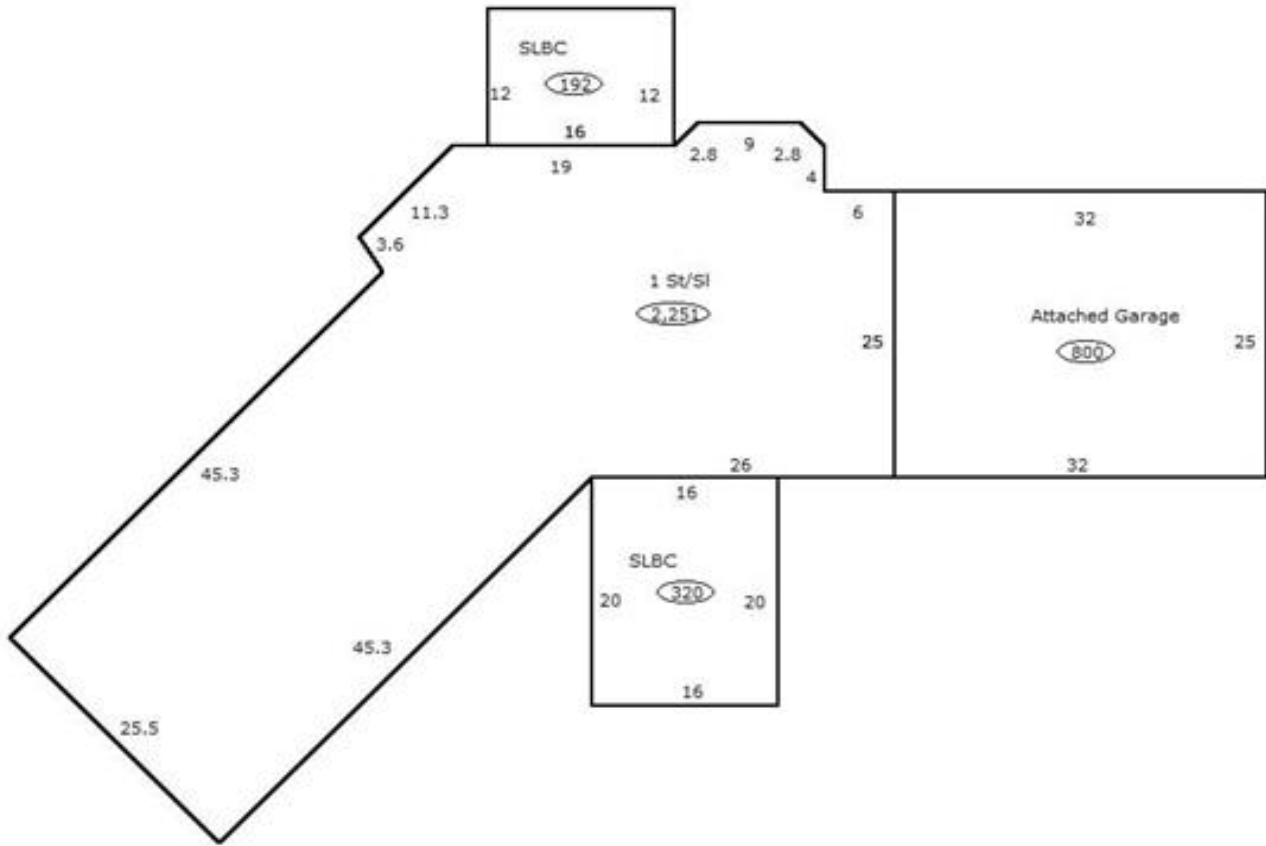
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Sketch Image

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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/SI	2,251	1.000	2,251
2	G	1	Slab	13	Attached Garage	800	1.000	800
3	M	PRCH		13	SLBC	320	1.000	320
4	M	PRCH		13	SLBC	192	1.000	192
Total Building Area						2,251		2,251



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	0x0x0			360	
	Qual 2	Cond 3	Year		Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD	
	Base Cost (31.28 x 360)		11,261		11,261	6,757	4,504
	CP	CARPORT DIRT	0x0x0				
	Qual 2	Cond 2	Year		Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
	Base Cost (3.50 x)						
	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)						



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
RS	ROUGH STONY LAND	TMBR	20		0	4.000	36	36	144	144
TMBR Totals						4.000			144	144
RS	ROUGH STONY LAND	NTV PST	20		0	11.000	48	48	528	528
NTV PST Totals						11.000			528	528
Total Agland						15.000			672	672