



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 660064575 Parcel ID 20N15E-11-4-00000-000-0000 Cadastral ID 11-20-15-00540 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 343361 LYNCH, JEFFREY & DONNA TRUST 8605 E 550 RD CLAREMORE OK 74019-0000 Parcel Location Situs 08605 E 550 RD Subdivision Lot/Block / Parcel Size 23.52 - Acres Sec/Twn/Rng 11 / 20 / 15 / 4 Neighborhood 2015 - UNPLATTED School District S008 - VERDIGRIS SCHOOLS																																																																																																																				
Legal Description Lat/Long: 36.22210707 -95.67909101 TR BEG AT A PT 1480' W SE/C OF SEC; TH N 1609.46'; S 44-57-58 W 1238.17'; S 732.28' TO S/L OF SEC; TH E 875' TO POB																																																																																																																				
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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY FLOOD ZONE	
Method	Units-Buildable	
Base Lot Value		
Factor Value		660064575_001.JPG
Adjustments		10/15/2025
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,875 / 4,269
Style	100% 1 1/2 Story Finished
HVAC	100% Heat Pump
Roof Cover	1 Composition Shingle
Area on Slab	2,875
Fixture/RghIn	18 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	420 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1998 / 21

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	107.87	Total Misc Impr	+	21,169			
Roofing Adj	+ 4.34	Garage Cost	+	30,379			
Subfloor Adj	+ -2.95	Total RCN	=	644,171			
Heat/Cool Adj	+ 21.05	Depreciation (25%)	-	161,043			
Plumbing Adj	+ 8.51	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	483,128			
Adj Base Cost	= 138.82	Lot Value	+				
Total Area	x 4,269	Indicated Value	=	483,128			
Adjusted Cost	= 592,623	Value Per SqFt		113.17			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	483,128		
Lot Value			
Indicated Value	483,128	113.17	Per SqFt
Agland Value	4,336		
Site Improvements	72,928		
Total Value	560,392	131.27	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	8,198.48		8,198
PRCH	SLAB PORCH - COVERED	81438	20x14		280	36.00		10,080
PRCH	SLAB PORCH - COVERED	81439	13x6		78	37.06		2,891



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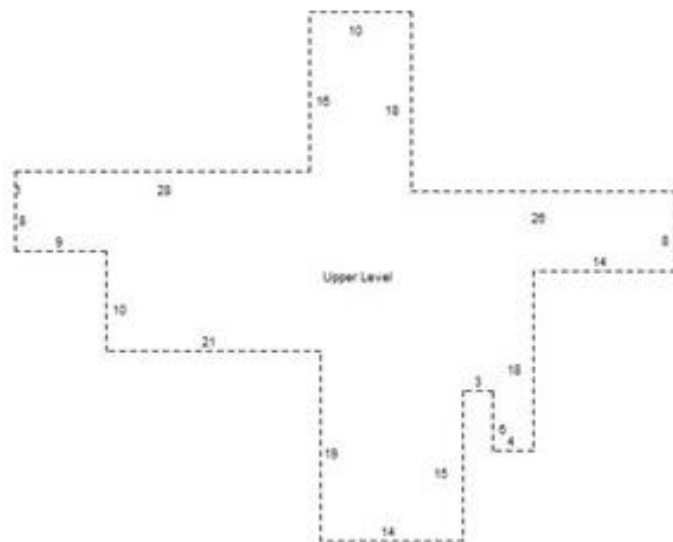
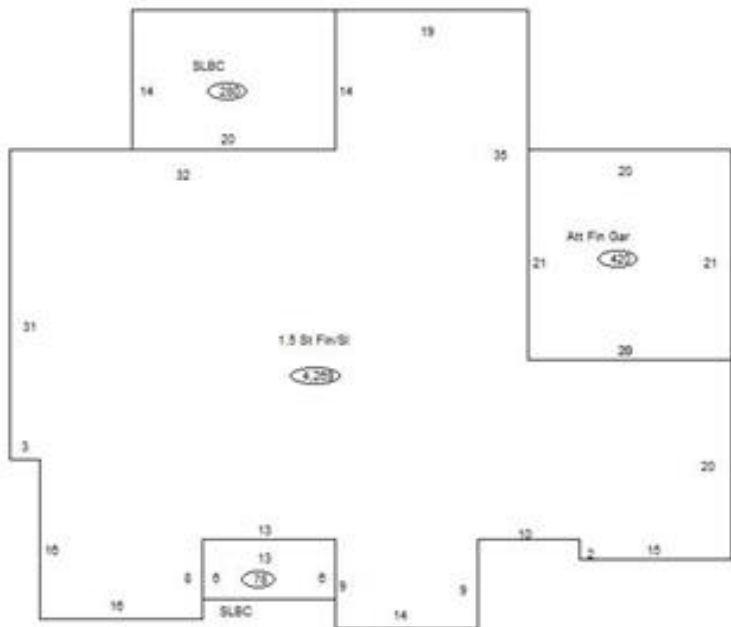
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	2,875	1.485	4,269
2	G	5		13	Att Fin Gar	420	1.000	420
3	M	PRCH		13	SLBC	280	1.000	280
4	M	PRCH		13	SLBC	78	1.000	78
5	U	^UL	Overhang	13	Upper Level	1,394	1.000	1,394
Total Building Area						2,875		4,269



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x20x10	Plank	Formed Metal	240
	Qual	2	Cond 3	Year 2021	Eff Age 4	
	Valuation Summary		Modifier Total	RCN	Depr (19% Phys/ % Func)	RCNLD
	Base Cost (19.06 x 240)		4,574	4,574	869	3,705
	SPLG	Swimming Pool - In Ground GUNITE	0x0x0	Concrete		718
	Qual	4	Cond 4	Year 2005	Eff Age 13	
	Valuation Summary		Modifier Total	RCN	Depr (56% Phys/ % Func)	RCNLD
	Base Cost (54.34 x 718)		39,016	39,016	21,849	17,167
	UTIL	Utility Building	75x40x12	Concrete	Formed Metal	3,000
	Qual	2	Cond 4	Year 2005	Eff Age 13	
	Valuation Summary		Modifier Total	RCN	Depr (28% Phys/ % Func)	RCNLD
	Base Cost (24.10 x 3,000)		72,300	72,300	20,244	52,056



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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
VE	VERDIGRIS CLAY LOAM	TMBR	90		0	6.000	162	162	972	972
TMBR Totals						6.000			972	972
CHB	CHOTEAU SILT LOAM 1-3% SL	NTV PST	80		0	17.520	192	192	3,364	3,364
NTV PST Totals						17.520			3,364	3,364
Total Agland						23.520			4,336	4,336