



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 660072747 Parcel ID 000000-00-0-00817-002-0017 Cadastral ID 27-21-15-01510 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 309795 ROGERS, WEDNESDAY LIVING TRUST 23795 S COURTNEY LN CLAREMORE OK 74019-0000 Parcel Location Situs 23795 S COURTNEY LN Subdivision WOODS AT VERDIGRIS BEND Lot/Block 0017 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 27 / 21 / 15 / 5 Neighborhood 1122 - R-V04-SE VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>\\tsclient\T\TOM\COMMERCIAL PICS\2022-08-24\IMG_0016.JPG 8/29/2022</p>				
Legal Description Lat/Long: 36.26648655 -95.70038718 LOT 17 BLOCK 2 THE WOODS AT VERDIGRIS BEND									
					Building Permits				
					Number	Description	Opened	Closed	Amount
					21		03/2002	03/2002	
					6930	NEW HOME R3	07/2001	03/2002	150,000
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	2329/361	BRUNO, FRANCIS M &	05/03/2013	0	4
					1963/385	GATES, CHRISTOPHER D &	06/27/2008	319,000	YES
					1592/670	SANDERS, RICHARD S JR &-DEBRA S	04/27/2004	265,000	YES
					1592/671	TERRA INDUSTRIES INC	04/22/2004	265,000	YES
					1360/401	BREWSTER, HARRY ALLEN &	03/05/2002	219,000	YES
					1301/576	THE WOODS AT VERDIGRIS-BEND,	07/02/2001	34,500	YES
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax
Remove Cap	2009	Land Value	75,101	75,101	11%	8,261	Assessed	43,605	4,540.67
Year Frozen	0	Improvements	322,124	321,308		35,344	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-87.00
TIF Project ID	0	Total Value	397,225	396,409		43,605	Total Taxable	42,605	4,454.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660072747	ROGERS, WEDNESDAY	4	384,864	1000	41,335	4,321.00		
2024	2024-660072747	ROGERS, WEDNESDAY	4	408,116	1000	40,315	3,875.00		
2023	2023-660072747	ROGERS, WEDNESDAY	4	364,655	1000	39,112	3,702.00		
2022	2022-660072747	ROGERS, WEDNESDAY	4	368,466	1000	39,531	3,810.00		
2021	2021-660072747	ROGERS, WEDNESDAY	4	364,619	1000	39,108	3,670.00		
2020	2020-660072747	ROGERS, WEDNESDAY	4	362,025	1000	37,946	3,569.00		
2019	2019-660072747	ROGERS, WEDNESDAY	4	343,744	1000	36,812	3,517.00		
2018	2018-660072747	ROGERS, WEDNESDAY	4	353,201	1000	37,852	3,617.00		
2017	2017-660072747	ROGERS, WEDNESDAY	4	350,163	1000	37,518	3,595.00		
2016	2016-660072747	ROGERS, WEDNESDAY	4	340,884	1000	36,428	3,502.00		
2015	2015-660072747	ROGERS, WEDNESDAY	4	330,347	1000	35,338	3,423.00		
2014	2014-660072747	ROGERS, WEDNESDAY	4	336,111	1000	34,505	3,164.00		
2013	2013-660072747	ROGERS, WEDNESDAY	4	315,593	1000	33,471	3,179.00		



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Lot Data		Square-Foot - NBHD 1122 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	1.0283		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	44,794.00 x 1.68 = 75,101		
Factor Value			
Adjustments	1.0000		
Lot Value	75,101		



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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	3,116 / 3,116
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,116
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	768 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2002 / 18

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	350,896 112.61 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	423,370 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	320,234
Lot Value	75,101
Indicated Value	395,335 126.87 Per SqFt
Agland Value	
Site Improvements	1,890
Total Value	397,225 127.48 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	99.68	Total Misc Impr	+ 752
Roofing Adj	+ 4.35	Garage Cost	+ 22,879
Subfloor Adj	+ -2.06	Total RCN	= 400,293
Heat/Cool Adj	+ 12.64	Depreciation (20%)	- 80,059
Plumbing Adj	+ 6.27	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 320,234
Adj Base Cost	= 120.88	Lot Value	+ 75,101
Total Area	x 3,116	Indicated Value	= 395,335
Adjusted Cost	= 376,662	Value Per SqFt	126.87

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	86376	7x4		28	26.84		752



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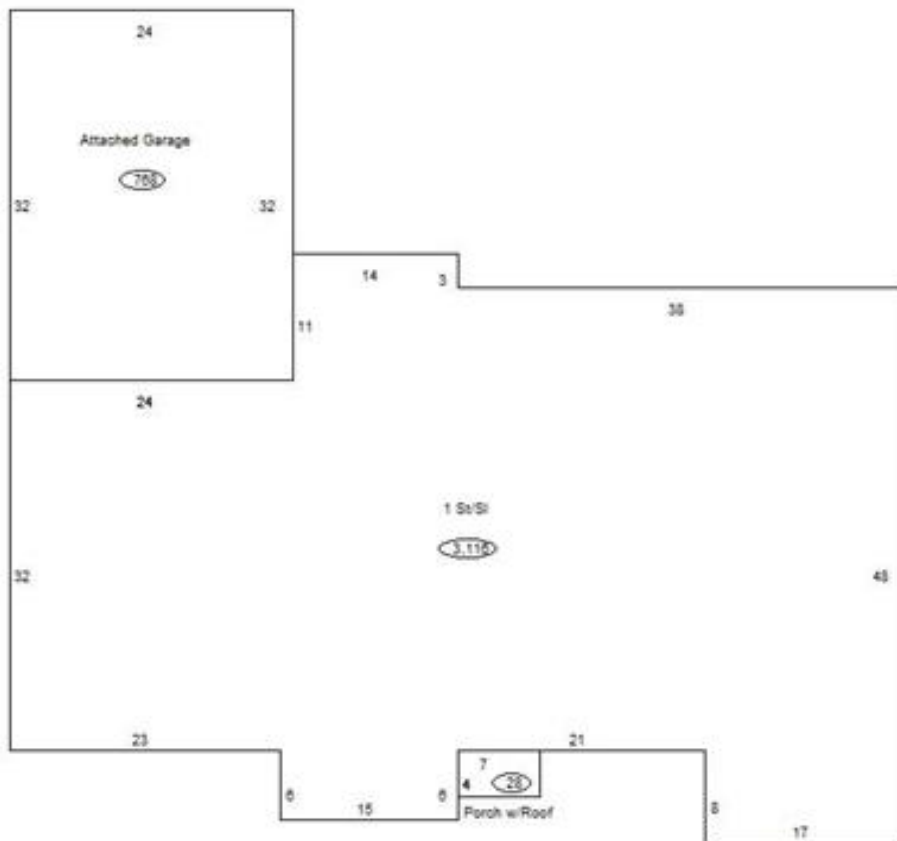
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Sketch Image

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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	3,116	1.000	3,116
2	G	1		13	Attached Garage	768	1.000	768
3	M	PRCH		13	SLBC	28	1.000	28
Total Building Area						3,116		3,116



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STGG	STG GOOD	0x0x0			204
	Qual 4	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (1% Phys/ % Func)	RCNLD	
Base Cost (9.36 x 204)		1,909	1,909	19	1,890	