



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 660074032 Parcel ID 21N15E-32-4-00000-000-00007284 Cadastral ID 32-21-15-00730 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 338116 MCGUIRE, DEBORAH E REVOCABLE LIVING TRUST 24620 S 4090 RD CLAREMORE OK 74019-0000 Parcel Location Situs 24620 S 4090 RD Subdivision Lot/Block / Parcel Size 7.23 - Acres Sec/Twn/Rng 32 / 21 / 15 / 4 Neighborhood 6090 - UNPLATTED School District S008 - VERDIGRIS SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0705\IMG_0028. 7/5/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.25399895 -95.72397601 TR DESC 2023-015627 AS COMM NE/C E2 NE SE; S 500'; W 355.50' TO POB; S 330'; W 156.50'; S 213.63'; N89.5239E 512'; S 277'; S89.5239W 660.15'; N00.0136E 820.94'; E TO POB.																																																																																																																									
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Lot Data	Square-Foot - NBHD 6090 #1	Primary Image
Lot Size		
Lot Count	0	
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Square-Foot	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

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	1,752 / 1,752
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,752
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2009 / 13



\\tsclient\C\Users\Randy Necessary\Pictures\101_0705\IMG_0028. 7/5/2022

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	108.06	Total Misc Impr	+ 30,181				
Roofing Adj	+ 4.72	Garage Cost	+ 0				
Subfloor Adj	+ -2.37	Total RCN	= 261,287				
Heat/Cool Adj	+ 12.64	Depreciation (13%)	- 33,967				
Plumbing Adj	+ 8.86	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 227,320				
Adj Base Cost	= 131.91	Lot Value	+ 0				
Total Area	x 1,752	Indicated Value	= 227,320				
Adjusted Cost	= 231,106	Value Per SqFt	129.75				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	227,320		
Lot Value			
Indicated Value	227,320	129.75	Per SqFt
Agland Value	1,181		
Site Improvements	59,210		
Total Value	515,031	293.97	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	87481	24x6		144	26.48		3,813
PRCH	SLAB PORCH - COVERED	87482	945		945	24.35		23,011
PATO	SLAB PORCH - OPEN	140216	389		389	8.63		3,357

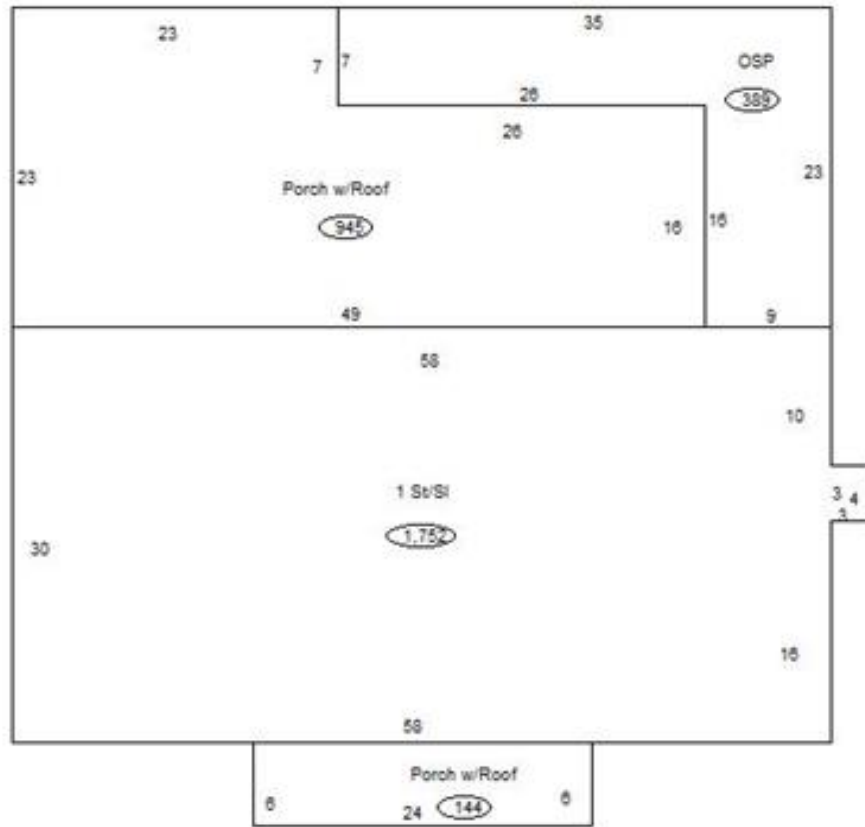


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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	1,752	1.000	1,752
2	M	PRCH		10	SLBC	144	1.000	144
3	M	PRCH		10	SLBC	945	1.000	945
4	M	PATO		10	Open Slab	389	1.000	389
Total Building Area						1,752		1,752



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	30x38x0			1,140
	Qual 3	Cond 3	Year 2018	Eff Age	6	
		Valuation Summary	Modifier Total	RCN	Depr (24% Phys/ % Func)	RCNLD
		Base Cost (10.29 x 1,140)	11,731		11,731	2,815
	LT	LEAN-TO	16x38x0			608
	Qual 3	Cond 3	Year 2018	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (2.92 x 608)	1,775		1,775	1,775
	UTIL	SHOP BUILDING	0x0x0			2,400
	Qual 3	Cond 3	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
		Base Cost (26.95 x 2,400)	64,680		64,680	23,932
	UTIL	SHOP BUILDING	0x0x0			207
	Qual 4	Cond 3	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (37.54 x 207)	7,771		7,771	7,771



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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
CHB	CHOTEAU SILT LOAM 1-3% SL	NTV PST	80			1.052	192	192	202	202
DNC	DENNIS SILT LOAM 3-5% SLO	NTV PST	69			1.249	166	166	207	207
PAA	PARSONS SILT LOAM 0-1% SL	IMP PST	76			2.248	213	213	478	478
RVC	RIVERTON GRAVELLY LOAM 3-	TMBR	61			2.681	110	110	294	294
TMBR Totals						7.230			1,181	1,181
Total Agland						7.230			1,181	1,181