




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:16:53
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Assessment Data					Primary Image																																																																																																																				
Account 660074445 Parcel ID 000000-00-0-00881-002-0001 Cadastral ID 11-20-15-02130 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 334815 COX, DAVID SEAN & KIMBERLY ANNE 8017 VINTAGE TRACE DR CLAREMORE OK 74019-0000 Parcel Location Situs 08017 E VINTAGE TRCE Subdivision VINTAGE AT VERDIGRIS Lot/Block 0001 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 11 / 20 / 15 / 5 Neighborhood 1139 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-1-7\IMG_0003. 1/11/2022</p>																																																																																																																				
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Lot Data	Square-Foot - NBHD 1139 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.296	
Topography		
Street Access		
Utilities		
Amenities	0	
	LOT 0	
Method	Square-Foot	
Base Lot Value	12,893.00 x 4.45 = 57,374	
Factor Value		
Adjustments	1.0000	
Lot Value	57,374	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Wood
Base/Total Area	1,772 / 1,772
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,772
Fixture/RghIn	13 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2000 / 20

Cost Approach				Manual : 01/2025			
Base Cost	103.51	Total Misc Impr	+	10,072			
Roofing Adj	+ 4.82	Garage Cost	+	17,024			
Subfloor Adj	+ -2.31	Total RCN	=	255,542			
Heat/Cool Adj	+ 12.64	Depreciation (23%)	-	58,775			
Plumbing Adj	+ 10.26	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	196,767			
Adj Base Cost	= 128.92	Lot Value	+	57,374			
Total Area	x 1,772	Indicated Value	=	254,141			
Adjusted Cost	= 228,446	Value Per SqFt		143.42			

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	214,603	121.11	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	213,470		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	196,767		
Lot Value	57,374		
Indicated Value	254,141	143.42	Per SqFt
Agland Value			
Site Improvements			
Total Value	254,141	143.42	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	88277	6x4		24	26.85		644
PRCH	SLAB PORCH - COVERED	88278	12x12		144	26.48		3,813



Rogers

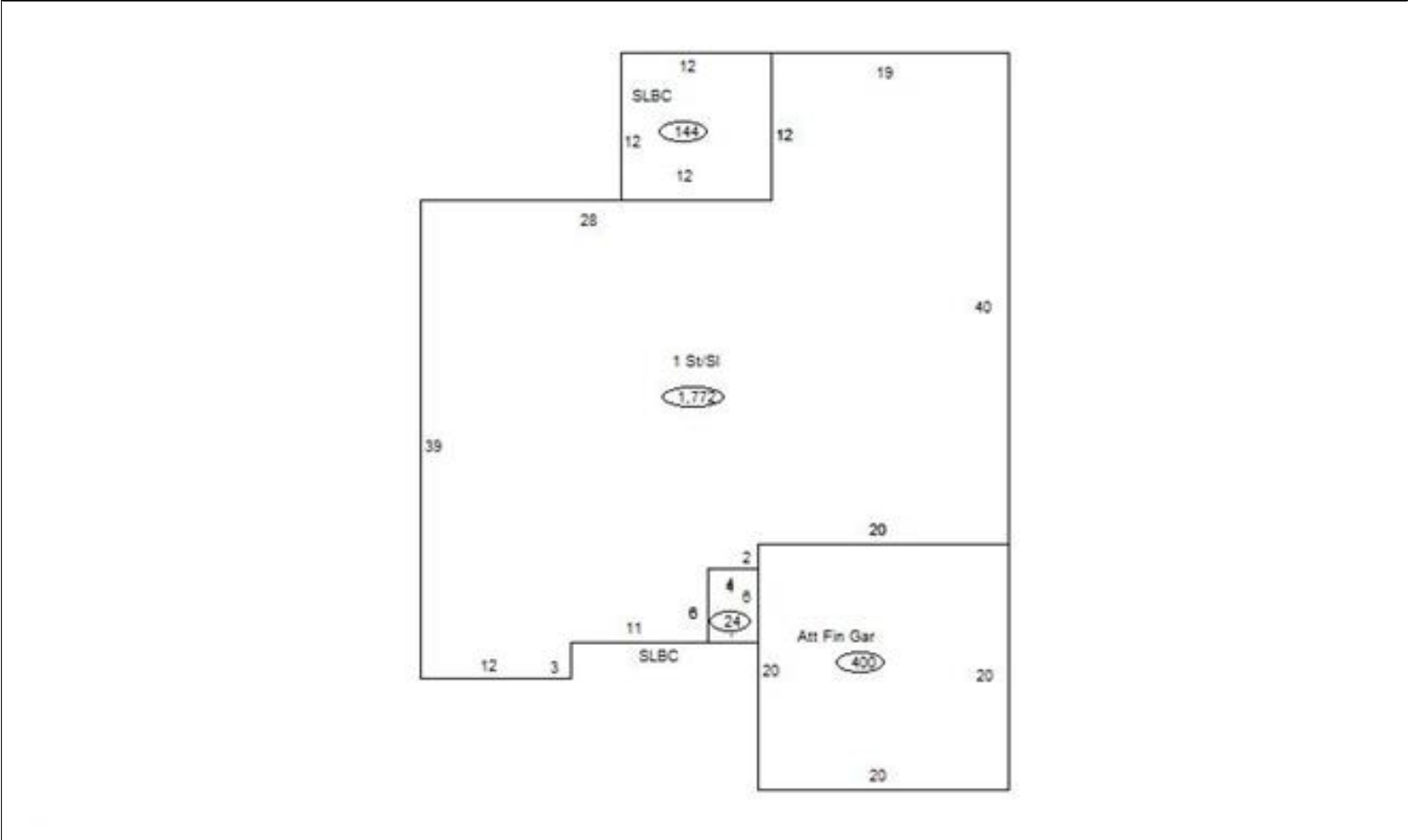
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Sketch Image

660074445



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,772	1.000	1,772
2	G	5		13	Att Fin Gar	400	1.000	400
3	M	PRCH		13	SLBC	24	1.000	24
4	M	PRCH		13	SLBC	144	1.000	144
Total Building Area						1,772		1,772