




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:09:02
Page 1

Assessment Data	Primary Image
Account 660074499 Parcel ID 000000-00-0-00881-006-0004 Cadastral ID 11-20-15-02670 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 344616 MORTON, DENAHM A	 <p>660074499 10/01/25</p>

26480 ARROWOOD DR
CLAREMORE OK 74019-0000

Parcel Location

Situs 26480 ARROWOOD DR
Subdivision VINTAGE AT VERDIGRIS
Lot/Block 0004 / 0006 **Parcel Size** 1 - Lots
Sec/Twn/Rng 11 / 20 / 15 / 5
Neighborhood 1139 - R-V03-SW VERDIGRIS
School District S008 - VERDIGRIS SCHOOLS

660074499_001.JPG 10/15/2025

Legal Description	Lat/Long: 36.22999625 -95.69055578	Building Permits																				
LOT 4 BLOCK 6 THE VINTAGE AT VERDIGRIS		<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	Number	Description	Opened	Closed	Amount															
Number	Description	Opened	Closed	Amount																		

Exemptions	Sale History																																													
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>No</td> <td>1,000</td> <td></td> </tr> </tbody> </table>	Code	Type	Active	Maximum	Exemption	H	Homestead	No	1,000		<table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr><td>/</td><td>FERRIS, CHRIS C</td><td>06/18/2024</td><td>274,500</td><td>YES</td></tr> <tr><td>/</td><td>KIRKPATRICK, TRENT M &</td><td>09/29/2021</td><td>209,000</td><td>YES</td></tr> <tr><td>/</td><td>EMORY, KATHERINE I</td><td>08/16/2018</td><td>140,000</td><td>YES</td></tr> <tr><td>1855/251</td><td>DORSEY, JEFFERY A &</td><td>03/26/2007</td><td>141,000</td><td>YES</td></tr> <tr><td>1476/369</td><td>DORSEY INC</td><td>03/31/2003</td><td>139,500</td><td>4</td></tr> <tr><td>1412/568</td><td>ROLAND CONSTRUCTION CO INC</td><td>10/07/2002</td><td>15,000</td><td>YES</td></tr> </tbody> </table>	Bk/Pg	Grantor	Date	Price	Code	/	FERRIS, CHRIS C	06/18/2024	274,500	YES	/	KIRKPATRICK, TRENT M &	09/29/2021	209,000	YES	/	EMORY, KATHERINE I	08/16/2018	140,000	YES	1855/251	DORSEY, JEFFERY A &	03/26/2007	141,000	YES	1476/369	DORSEY INC	03/31/2003	139,500	4	1412/568	ROLAND CONSTRUCTION CO INC	10/07/2002	15,000	YES
Code	Type	Active	Maximum	Exemption																																										
H	Homestead	No	1,000																																											
Bk/Pg	Grantor	Date	Price	Code																																										
/	FERRIS, CHRIS C	06/18/2024	274,500	YES																																										
/	KIRKPATRICK, TRENT M &	09/29/2021	209,000	YES																																										
/	EMORY, KATHERINE I	08/16/2018	140,000	YES																																										
1855/251	DORSEY, JEFFERY A &	03/26/2007	141,000	YES																																										
1476/369	DORSEY INC	03/31/2003	139,500	4																																										
1412/568	ROLAND CONSTRUCTION CO INC	10/07/2002	15,000	YES																																										

Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax
Remove Cap	2025	Land Value 98,054	98,054	11%	10,786	Assessed	31,705	3,301.50
Year Frozen	0	Improvements 205,979	190,171		20,919	Penalty	0	
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value 304,033	288,225		31,705	Total Taxable	31,705	3,301.00

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660074499	MORTON, DENAHM A	80	274,500	0	30,195	3,145.00
2024	2024-660074499	MORTON, DENAHM A	80	209,531	0	23,049	2,209.00
2023	2023-660074499	FERRIS, CHRIS C	80	209,000	0	22,990	2,170.00
2022	2022-660074499	FERRIS, CHRIS C	80	209,000	0	22,990	2,210.00
2021	2021-660074499	KIRKPATRICK, TRENT M &	80	150,751	1000	15,583	1,469.00
2020	2020-660074499	KIRKPATRICK, TRENT M &	80	149,924	1000	15,183	1,434.00
2019	2019-660074499	KIRKPATRICK, TRENT M &	80	142,837	1000	14,712	1,412.00
2018	2018-660074499	KIRKPATRICK, TRENT M &	80	159,350	0	17,529	1,671.00
2017	2017-660074499	EMORY, KATHERINE I	80	158,088	0	17,390	1,661.00
2016	2016-660074499	EMORY, KATHERINE I	80	154,089	0	16,950	1,625.00
2015	2015-660074499	EMORY, KATHERINE I	80	150,278	0	16,531	1,596.00
2014	2014-660074499	EMORY, KATHERINE I	80	151,764	0	16,531	1,510.00
2013	2013-660074499	EMORY, KATHERINE I	80	143,128	0	15,744	1,490.00



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:09:02
Page 2

Lot Data	Square-Foot - NBHD 1139 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.1738	
Topography		
Street Access		
Utilities		
Amenities	0	
	LOT 0	
Method	Square-Foot	
Base Lot Value	7,570.00 x 4.45 = 33,687	
Factor Value		
Adjustments	2.9107	
Lot Value	98,054	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	1,620 / 1,620
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,620
Fixture/RghIn	12 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Finished 2 Stalls
Remodel	STANDARD -
Year/Eff Age	2002 / 14

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	205,990 127.15 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	210,260 Per SqFt

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	205,979
Lot Value	98,054
Indicated Value	304,033 187.67 Per SqFt
Agland Value	
Site Improvements	
Total Value	304,033 187.67 Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	105.53	Total Misc Impr	+ 10,185				
Roofing Adj	+ 4.79	Garage Cost	+ 17,024				
Subfloor Adj	+ -2.31	Total RCN	= 239,510				
Heat/Cool Adj	+ 12.64	Depreciation (14%)	- 33,531				
Plumbing Adj	+ 10.40	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 205,979				
Adj Base Cost	= 131.05	Lot Value	+ 98,054				
Total Area	x 1,620	Indicated Value	= 304,033				
Adjusted Cost	= 212,301	Value Per SqFt	187.67				

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	88500	6x6		36	26.82		966
PRCH	SLAB PORCH - COVERED	88501	17x8		136	26.50		3,604

