




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660074502 Parcel ID 000000-00-0-00881-006-0007 Cadastral ID 11-20-15-02700 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 297723 WILSON, LARRY D LIVING TRUST 26450 ARROWOOD DR CLAREMORE OK 74019-0000 Parcel Location Situs 26450 ARROWOOD DR Subdivision VINTAGE AT VERDIGRIS Lot/Block 0007 / 0006 Parcel Size 1 - Lots Sec/Twn/Rng 11 / 20 / 15 / 5 Neighborhood 1139 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					 <p>660074502 10/01/25</p> <p>660074502_002.JPG 10/15/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.23051205 -95.69041946 LOT 7 BLOCK 6 THE VINTAGE AT VERDIGRIS																																																																																																																									
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Lot Data	Square-Foot - NBHD 1139 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.1715	
Topography		
Street Access		
Utilities		
Amenities	0	
	LOT 0	
Method	Square-Foot	
Base Lot Value	7,469.00 x 4.45 = 33,237	
Factor Value		
Adjustments	1.0000	
Lot Value	33,237	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Vinyl
Base/Total Area	1,475 / 1,475
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,475
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1999 / 20

Cost Approach		Manual : 01/2025	
Base Cost	100.63	Total Misc Impr	+ 9,265
Roofing Adj	+ 4.53	Garage Cost	+ 15,646
Subfloor Adj	+ -1.17	Total RCN	= 209,301
Heat/Cool Adj	+ 11.47	Depreciation (25%)	- 52,325
Plumbing Adj	+ 9.55	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 156,976
Adj Base Cost	= 125.01	Lot Value	+ 33,237
Total Area	x 1,475	Indicated Value	= 190,213
Adjusted Cost	= 184,390	Value Per SqFt	128.96

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	176,966	119.98	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	201,820		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	156,976		
Lot Value	33,237		
Indicated Value	190,213	128.96	Per SqFt
Agland Value			
Site Improvements			
Total Value	190,213	128.96	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
SHLT	STORM SHELTER	0		1 2012	1	0.00	
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98	5,096
PRCH	SLAB PORCH - COVERED	88513	5x5		25	24.19	605
PRCH	SLAB PORCH - COVERED	88514	150		150	23.76	3,564



Rogers

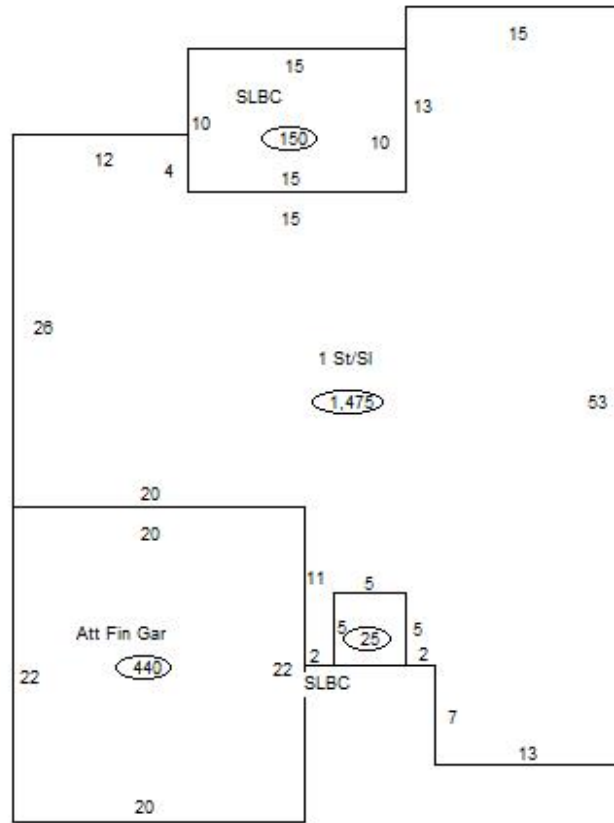
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Sketch Image

660074502



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,475	1.000	1,475
2	G	5		13	Att Fin Gar	440	1.000	440
3	M	PRCH		13	SLBC	25	1.000	25
4	M	PRCH		13	SLBC	150	1.000	150
Total Building Area						1,475		1,475