




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 23:37:10
 Page 1

Assessment Data					Primary Image																																																																																																																			
Account 660074505 Parcel ID 000000-00-0-00881-006-0010 Cadastral ID 11-20-15-02730 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 313848 BACA, NICHOLE A & FRANK J 26420 ARROWOOD DR CLAREMORE OK 74019-0000 Parcel Location Situs 26420 ARROWOOD DR Subdivision VINTAGE AT VERDIGRIS Lot/Block 0010 / 0006 Parcel Size 1 - Lots Sec/Twn/Rng 11 / 20 / 15 / 5 Neighborhood 1139 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					 <p>660074505_003.JPG 10/15/2025</p>																																																																																																																			
Legal Description Lat/Long: 36.23108226 -95.69046379 LOT 10 BLOCK 6 THE VINTAGE AT VERDIGRIS																																																																																																																								
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Lot Data	Square-Foot - NBHD 1139 #1	Primary Image
Lot Size		 <p>660074505 10/02/25</p>
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.1721	
Topography		
Street Access		
Utilities		
Amenities	0	
Method	LOT 0	
Method	Square-Foot	
Base Lot Value	7,497.00 x 4.45 = 33,362	
Factor Value		
Adjustments	1.0000	
Lot Value	33,362	

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	1,341 / 1,341
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,341
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	462 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1999 / 20

Cost Approach		Manual : 01/2025	
Base Cost	102.73	Total Misc Impr	+ 7,978
Roofing Adj	+ 4.64	Garage Cost	+ 16,207
Subfloor Adj	+ -1.21	Total RCN	= 195,994
Heat/Cool Adj	+ 11.47	Depreciation (25%)	- 48,999
Plumbing Adj	+ 10.49	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 146,995
Adj Base Cost	= 128.12	Lot Value	+ 33,362
Total Area	x 1,341	Indicated Value	= 180,357
Adjusted Cost	= 171,809	Value Per SqFt	134.49

660074505_003.JPG 10/15/2025

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	172,978	128.99	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	187,220 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	146,995		
Lot Value	33,362		
Indicated Value	180,357	134.49	Per SqFt
Agland Value			
Site Improvements	2,266		
Total Value	182,623	136.18	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	88525	6x4		24	24.19		581
PRCH	SLAB PORCH - COVERED	88526	12x8		96	23.97		2,301



Rogers

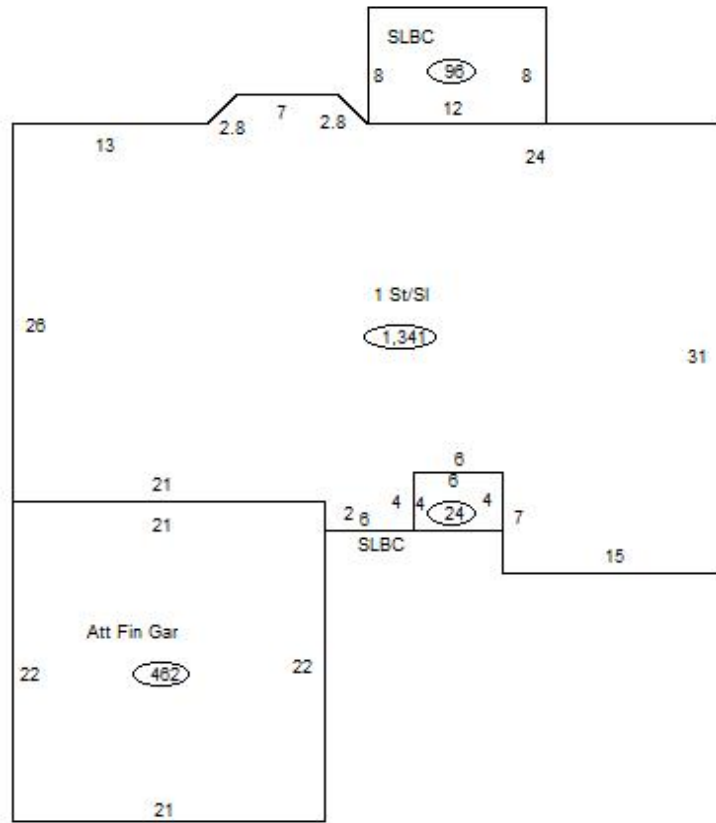
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Sketch Image

660074505



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,341	1.000	1,341
2	G	5		13	Att Fin Gar	462	1.000	462
3	M	PRCH		13	SLBC	24	1.000	24
4	M	PRCH		13	SLBC	96	1.000	96
Total Building Area						1,341		1,341



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small	10x12x8	Plank	Composition Shingle	120	
	Qual	2	Cond 3	Year	2024	Eff Age	2
		Valuation Summary	Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD	
		Base Cost (20.98 x 120)	2,518		2,518	252	2,266