



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:37:51
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Assessment Data					Primary Image																																																																																																																				
Account 660074507 Parcel ID 000000-00-0-00881-006-0012 Cadastral ID 11-20-15-02750 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 323757 BARSTAD, NEIL J & TARA A 26400 ARROWOOD DR CLAREMORE OK 74019-0000 Parcel Location Situs 26400 ARROWOOD DR Subdivision VINTAGE AT VERDIGRIS Lot/Block 0012 / 0006 Parcel Size 1 - Lots Sec/Twn/Rng 11 / 20 / 15 / 5 Neighborhood 1139 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>660074507_003.JPG 10/15/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.23150990 -95.69043822 LOT 12 BLOCK 6 THE VINTAGE AT VERDIGRIS																																																																																																																									
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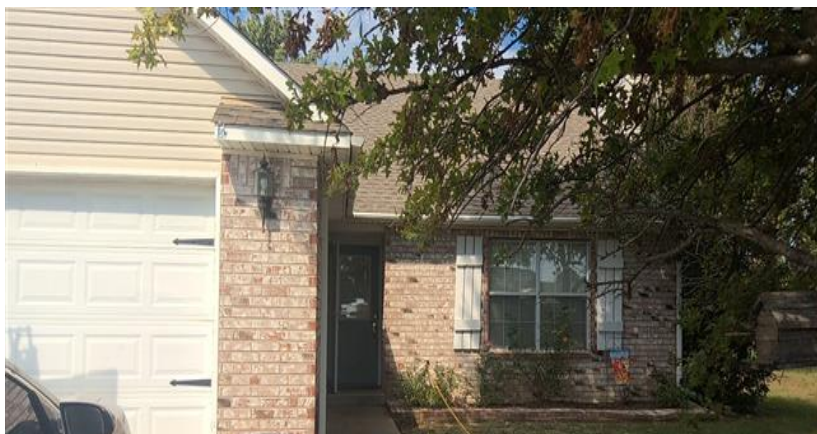


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Lot Data	Square-Foot - NBHD 1139 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.2441 Topography Street Access Utilities Amenities 0 Method LOT 0 Method Square-Foot Base Lot Value 10,632.00 x 4.45 = 47,312 Factor Value Adjustments 1.0000 Lot Value 47,312		 <p>660074507 10/02/25</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Vinyl
Base/Total Area	1,300 / 1,804
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,300
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

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 197,149 109.28 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 8 Indicated Value 223,300 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	88.45	Total Misc Impr	+ 8,439	Roofing Adj	+ 3.36	Garage Cost	+ 15,646
Subfloor Adj	+ -0.88	Total RCN	= 222,886	Heat/Cool Adj	+ 11.47	Depreciation (25%)	- 55,722
Plumbing Adj	+ 7.80	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 167,164
Adj Base Cost	= 110.20	Lot Value	+ 47,312	Total Area	x 1,804	Indicated Value	= 214,476
		Value Per SqFt	118.89	Adjusted Cost	= 198,801		

Value Reconciliation
Selected Approach Cost Approach Improvements 167,164 Lot Value 47,312 Indicated Value 214,476 118.89 Per SqFt Agland Value Site Improvements Total Value 214,476 118.89 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	88533	4x3		12	24.23		291
PRCH	SLAB PORCH - COVERED	88535	16x8		128	23.84		3,052



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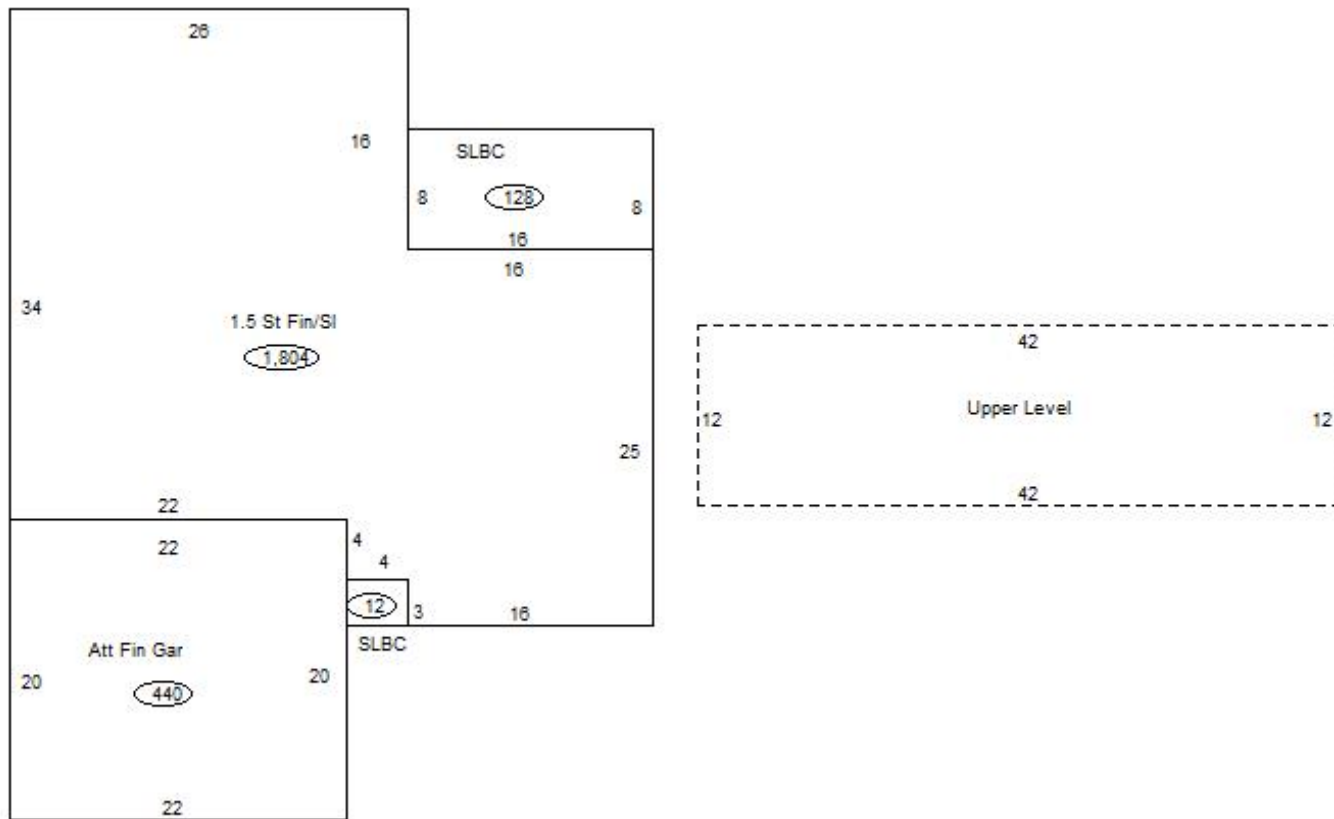
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Sketch Image

660074507



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,300	1.388	1,804
2	G	5		13	Att Fin Gar	440	1.000	440
3	M	PRCH		13	SLBC	12	1.000	12
4	U	^UL	Overhang	13	Upper Level	504	1.000	504
5	M	PRCH		13	SLBC	128	1.000	128
Total Building Area						1,300		1,804