



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 07:33:19
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660074522 Parcel ID 000000-00-0-00881-006-0027 Cadastral ID 11-20-15-02900 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 331347 NEILL, ROBERT & MARIA GRACIA 8151 DUNNWOOD RD CLAREMORE OK 74019-0000 Parcel Location Situs 08151 E DUNNWOOD RD Subdivision VINTAGE AT VERDIGRIS Lot/Block 0027 / 0006 Parcel Size 1 - Lots Sec/Twn/Rng 11 / 20 / 15 / 5 Neighborhood 1139 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>660074522 10/02/25</p> <p>660074522_001.JPG 10/15/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.23195047 -95.68684759 LOT 27 BLOCK 6 LESS TR DESC AS ; BEG SE/C LOT 27, TH N5-20- 48E 30', TH N18-6-24E 90.54' TO NE/C LOT 27, TH S14-56-27W 119.98' ALG E/L LOT 27 TO POB THE VINTAGE AT VERDIGRIS																																																																																																																									
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Lot Data	Square-Foot - NBHD 1139 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0.2048	
Topography		
Street Access		
Utilities		
Amenities	0	
	LOT 0	
Method	Square-Foot	
Base Lot Value	8,923.00 x 4.45 = 39,707	
Factor Value		
Adjustments	1.0000	
Lot Value	39,707	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% Two Story
Exterior Wall	40% Veneer, Masonry 60% Frame, Siding, Vinyl
Base/Total Area	773 / 1,903
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	773
Fixture/RghIn	20 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	441 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2000 / 20

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	227,911 119.76 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	233,220 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	89.69	Total Misc Impr	+ 10,072				
Roofing Adj	+ 2.41	Garage Cost	+ 18,200				
Subfloor Adj	+ -1.15	Total RCN	= 252,959				
Heat/Cool Adj	+ 12.64	Depreciation (23%)	- 58,181				
Plumbing Adj	+ 14.48	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 194,778				
Adj Base Cost	= 118.07	Lot Value	+ 39,707				
Total Area	x 1,903	Indicated Value	= 234,485				
Adjusted Cost	= 224,687	Value Per SqFt	123.22				

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	194,778
Lot Value	39,707
Indicated Value	234,485 123.22 Per SqFt
Agland Value	
Site Improvements	
Total Value	234,485 123.22 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	88599		104	104	26.60		2,766
PATO	SLAB PORCH - OPEN	88600		14x11	154	10.98		1,691

