




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 660074555 Parcel ID 000000-00-0-00881-008-0007 Cadastral ID 11-20-15-03230 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 341584 KENDALL, MATTHEW DAVID 8074 FORREST GLENN RD CLAREMORE OK 74019-0000 Parcel Location Situs 08074 E FORREST GLENN RD Subdivision VINTAGE AT VERDIGRIS Lot/Block 0007 / 0008 Parcel Size 1 - Lots Sec/Twn/Rng 11 / 20 / 15 / 5 Neighborhood 1139 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					 <p>660074555 10/02/25</p> <p>660074555_001.JPG 10/15/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.23035320 -95.68863721 LOT 7 BLOCK 8 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 0.1625 Topography Street Access Utilities Amenities 0 Method LOT 0 Method Square-Foot Base Lot Value 7,081.00 x 4.45 = 31,510 Factor Value Adjustments 1.2059 Lot Value 37,998		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	70% Frame, Siding, Wood 30% Veneer, Stone
Base/Total Area	1,545 / 1,545
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,545
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2001 / 19

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 180,212 116.64 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 8 Indicated Value 206,920 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	101.87	Total Misc Impr	+ 11,196	Roofing Adj	+ 4.48	Garage Cost	+ 14,664
Subfloor Adj	+ -1.15	Total RCN	= 223,836	Heat/Cool Adj	+ 11.47	Depreciation (24%)	- 53,721
Plumbing Adj	+ 11.47	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 170,115
Adj Base Cost	= 128.14	Lot Value	+ 37,998	Total Area	x 1,545	Indicated Value	= 208,113
		Value Per SqFt	134.70	Adjusted Cost	= 197,976		

Value Reconciliation
Selected Approach Cost Approach Improvements 170,115 Lot Value 37,998 Indicated Value 208,113 134.70 Per SqFt Agland Value Site Improvements Total Value 208,113 134.70 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	88740	6x4		24	24.19		581
PRCH	SLAB PORCH - COVERED	88741	140		140	23.80		3,332
PATO	SLAB PORCH - OPEN	118980	230		230	9.51		2,187



Rogers

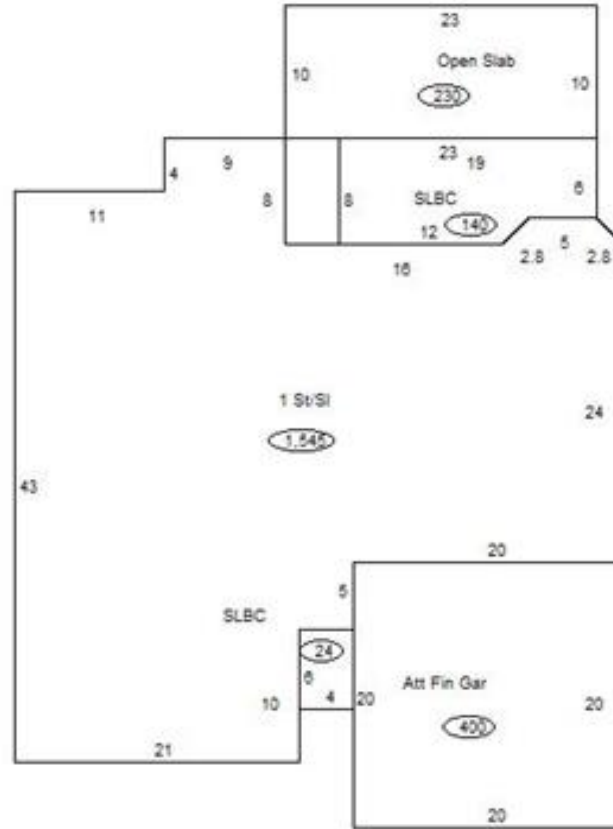
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Sketch Image

660074555



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,545	1.000	1,545
2	G	5		13	Att Fin Gar	400	1.000	400
3	M	PRCH		13	SLBC	24	1.000	24
4	M	PRCH		13	SLBC	140	1.000	140
5	M	PATO		13	Open Slab	230	1.000	230
Total Building Area						1,545		1,545