



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 07:17:08  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660074573 <b>Parcel ID</b> 000000-00-0-00881-008-0025 <b>Cadastral ID</b> 11-20-15-03410 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 3 <b>Tax Area</b> 80 - VERDIGRIS TOWN/ VERDIGRI <b>Name ID</b> 315458 OVERMAN, PAUL & DONNA  8045 QUAIL RIDGE RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 08045 QUAIL RIDGE RD <b>Subdivision</b> VINTAGE AT VERDIGRIS <b>Lot/Block</b> 0025 / 0008 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 11 / 20 / 15 / 5 <b>Neighborhood</b> 1139 - R-V03-SW VERDIGRIS <b>School District</b> S008 - VERDIGRIS SCHOOLS					<p>660074573_001.JPG 10/15/2025</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.22984616 -95.68918389 LOT 25 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	0.1746	
Topography		
Street Access		
Utilities		
Amenities	0	
	LOT 0	
Method	Square-Foot	
Base Lot Value	7,608.00 x 4.45 = 33,856	
Factor Value		
Adjustments	1.0000	
Lot Value	33,856	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Vinyl
Base/Total Area	1,415 / 1,415
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,415
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
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	193,598	136.82	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	196,460		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	109.05	Total Misc Impr	+	6,763			
Roofing Adj	+ 5.06	Garage Cost	+	18,200			
Subfloor Adj	+ -2.41	Total RCN	=	216,413			
Heat/Cool Adj	+ 12.64	Depreciation ( 23%)	-	49,775			
Plumbing Adj	+ 10.96	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	166,638			
Adj Base Cost	= 135.30	Lot Value	+	33,856			
Total Area	x 1,415	Indicated Value	=	200,494			
Adjusted Cost	= 191,450	Value Per SqFt		141.69			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	166,638		
Lot Value	33,856		
Indicated Value	200,494	141.69	Per SqFt
Agland Value			
Site Improvements	1,612		
Total Value	202,106	142.83	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
PATO	SLAB PORCH - OPEN	88820	10x10		100	11.48		1,148



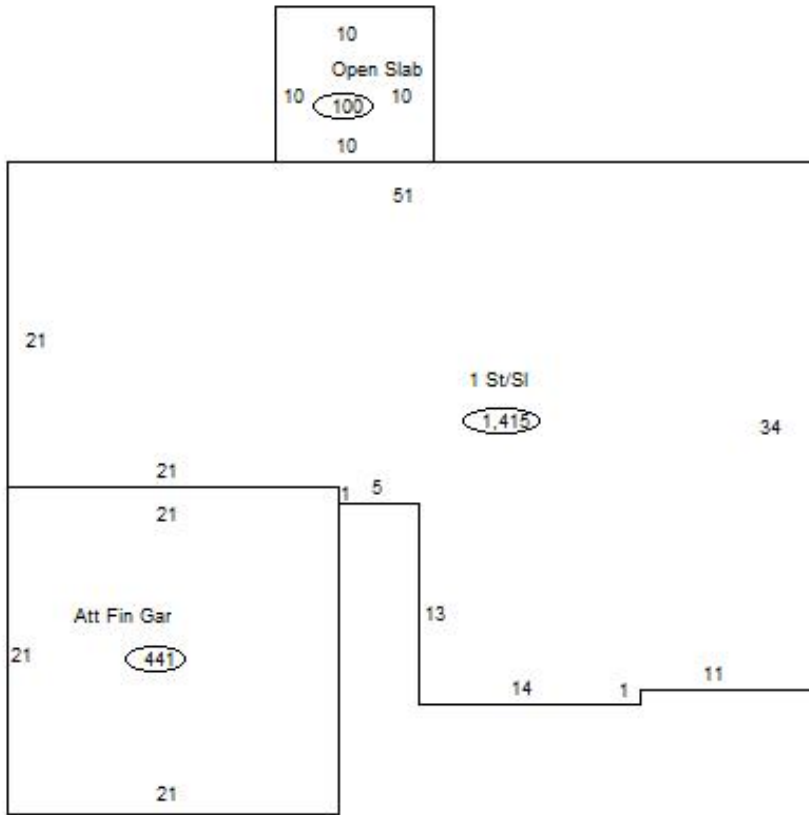
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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,415	1.000	1,415
2	G	5		13	Att Fin Gar	441	1.000	441
3	M	PATO		13	Open Slab	100	1.000	100
<b>Total Building Area</b>						1,415		1,415



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x10x8	Plank	Composition Shingle	80
	Qual	2	Cond 3	Year 2021	Eff Age 4	
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (19% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (24.87 x 80)		1,990		1,990	378	1,612