



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:05:46
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660082581 Parcel ID 000000-00-0-00445-006-0008 Cadastral ID 11-20-15-04510 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 319163 BARNES, MARK A & MELISSA 26675 DUCK POND LN CLAREMORE OK 74019-0000 Parcel Location Situs 26675 DUCK POND LN Subdivision LAKE VIEW EST AT THE VINTAGE Lot/Block 0008 / 0006 Parcel Size 1 - Lots Sec/Twn/Rng 11 / 20 / 15 / 5 Neighborhood 1139 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>660082581_001.JPG 10/15/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.22717698 -95.68237694 LOT 8 BLOCK 6 LAKE VIEW ESTATES AT THE VINTAGE																																																																																																																									
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Lot Data	Square-Foot - NBHD 1139 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.2814 Topography Street Access Utilities Amenities 0 Method LOT 0 Method Square-Foot Base Lot Value 12,258.00 x 4.45 = 54,548 Factor Value Adjustments 1.0000 Lot Value 54,548		 <p>660082581_001.JPG 10/15/2025</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,429 / 2,625
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,429
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	760 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2004 / 17

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 362,928 138.26 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 8 Indicated Value 318,940 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	101.15	Total Misc Impr	+ 14,418	Roofing Adj	+ 4.80	Garage Cost	+ 35,446
Subfloor Adj	+ -3.14	Total RCN	= 380,063	Heat/Cool Adj	+ 14.47	Depreciation (19%)	- 72,212
Plumbing Adj	+ 8.51	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 307,851
Adj Base Cost	= 125.79	Lot Value	+ 54,548	Total Area	x 2,625	Indicated Value	= 362,399
		Value Per SqFt	138.06	Adjusted Cost	= 330,199		

Value Reconciliation
Selected Approach Cost Approach Improvements 307,851 Lot Value 54,548 Indicated Value 362,399 138.06 Per SqFt Agland Value Site Improvements 15,889 Total Value 378,288 144.11 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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	100312		76	76	29.29		2,226
PATO	SLAB PORCH - OPEN	100313	20x7		140	12.52		1,753
PRCH	SLAB PORCH - COVERED	100314	138		138	29.05		4,009



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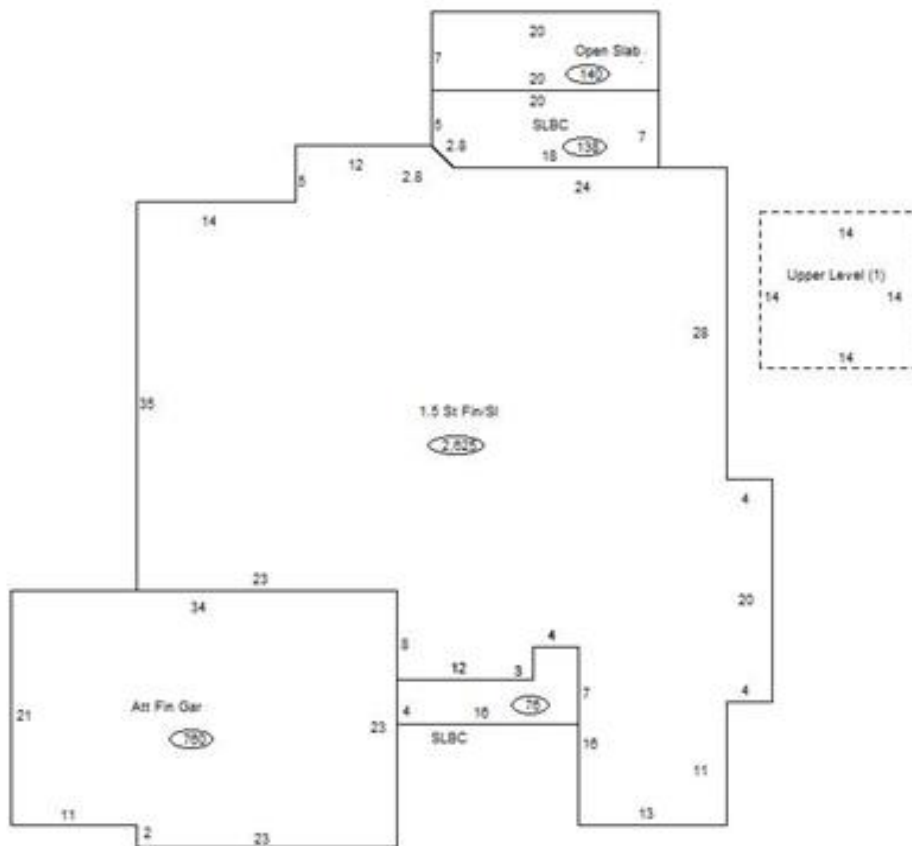
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Sketch Image

660082581



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	2,429	1.081	2,625
2	G	5		13	Att Fin Gar	760	1.000	760
3	M	PRCH		13	SLBC	76	1.000	76
4	M	PATO		13	Open Slab	140	1.000	140
5	M	PRCH		13	SLBC	138	1.000	138
6	U	^UL		13	Upper Level (1)	196	1.000	196
Total Building Area						2,429		2,625



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground GUNITE	0x0x0	Concrete		324
	Qual	3	Cond 3	Year 2024	Eff Age 2	
		Valuation Summary	Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
		Base Cost (54.49 x 324)	17,655	17,655	1,766	15,889