



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 07:54:36  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660085351 <b>Parcel ID</b> 000000-00-0-00922-005-0011 <b>Cadastral ID</b> 02-20-15-11540 <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> 318632 MARTIN, LUCAS & SOMMER W  25210 SHADE TREE CT CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 25210 SHADE TREE CT <b>Subdivision</b> WILLOW GORGE <b>Lot/Block</b> 0011 / 0005 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 2 / 20 / 15 / 5 <b>Neighborhood</b> 1146 - R-V03-SW VERDIGRIS <b>School District</b> S008 - VERDIGRIS SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0310\IMG_0015. 3/10/2022</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.24703046 -95.67957989 LOT 11 BLOCK 5 WILLOW GORGE																																																																																																																									
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Lot Data		Square-Foot - NBHD 1146 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.2694		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	11,737.00 x 3.00 = 35,211		
Factor Value			
Adjustments	1.0000		
Lot Value	35,211		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,921 / 1,921
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,921
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	462 Attached Garage - Finished
Remodel	
Year/Eff Age	2016 / 8

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	256,055 133.29 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	242,860 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	254,169
Lot Value	35,211
Indicated Value	289,380 150.64 Per SqFt
Agland Value	
Site Improvements	
Total Value	289,380 150.64 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	108.42	Total Misc Impr	+ 4,554
Roofing Adj	+ 4.74	Garage Cost	+ 18,817
Subfloor Adj	+ -2.23	Total RCN	= 276,271
Heat/Cool Adj	+ 12.64	Depreciation ( 8%)	- 22,102
Plumbing Adj	+ 8.08	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 254,169
Adj Base Cost	= 131.65	Lot Value	+ 35,211
Total Area	x 1,921	Indicated Value	= 289,380
Adjusted Cost	= 252,900	Value Per SqFt	150.64

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	128038	111		111	26.58		2,950
PRCH	SLAB PORCH - COVERED	128039	12x5		60	26.74		1,604



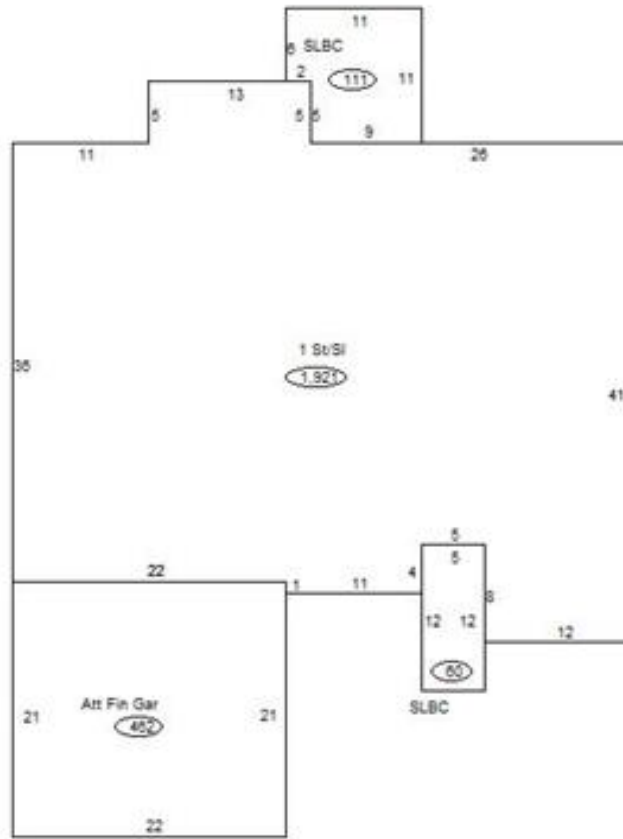
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Sketch Image

660085351



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,921	1.000	1,921
2	G	5		13	Att Fin Gar	462	1.000	462
3	M	PRCH		13	SLBC	111	1.000	111
4	M	PRCH		13	SLBC	60	1.000	60
<b>Total Building Area</b>						1,921		1,921