



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 07:40:14
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Assessment Data					Primary Image																																																																																																																				
Account 660087715 Parcel ID 000000-00-0-00880-004-0012 Cadastral ID 11-20-15-04676 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 254153 OVERTON, LEON TRUSTEE 26435 FOXEN DR CLAREMORE OK 74019-0000 Parcel Location Situs 26435 FOXEN DR Subdivision VINTAGE AT VERDIGRIS PHASE III Lot/Block 0012 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 11 / 20 / 15 / 5 Neighborhood 1139 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.23145942 -95.68321280										Building Permits																																																																																																															
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Lot Data		Square-Foot - NBHD 1139 #1	
Lot Size	65 x 125		
Lot Count			
Units Buildable	1		
Non-Ag Acres			
Topography	LEVEL		
Street Access	PAVED		
Utilities	WATER/ELEC/SEWER		
Amenities		0	
	LOT	0	
Method	Square-Foot		
Base Lot Value	8,125.00 x 4.45 = 36,156		
Factor Value			
Adjustments	1.0000		
Lot Value	36,156		



660087715_001.JPG 10/15/2025

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,635 / 1,635
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,635
Fixture/RghIn	12 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	504 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2011 / 11

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	209,542	128.16	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	232,810		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	105.06	Total Misc Impr	+ 5,254
Roofing Adj	+ 4.44	Garage Cost	+ 17,307
Subfloor Adj	+ -1.15	Total RCN	= 233,770
Heat/Cool Adj	+ 11.47	Depreciation (12%)	- 28,052
Plumbing Adj	+ 9.36	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 205,718
Adj Base Cost	= 129.18	Lot Value	+ 36,156
Total Area	x 1,635	Indicated Value	= 241,874
Adjusted Cost	= 211,209	Value Per SqFt	147.94

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	205,718		
Lot Value	36,156		
Indicated Value	241,874	147.94	Per SqFt
Agland Value			
Site Improvements			
Total Value	241,874	147.94	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	107565	16x12		192	23.59		4,529
PRCH	SLAB PORCH - COVERED	107567	6x5		30	24.17		725



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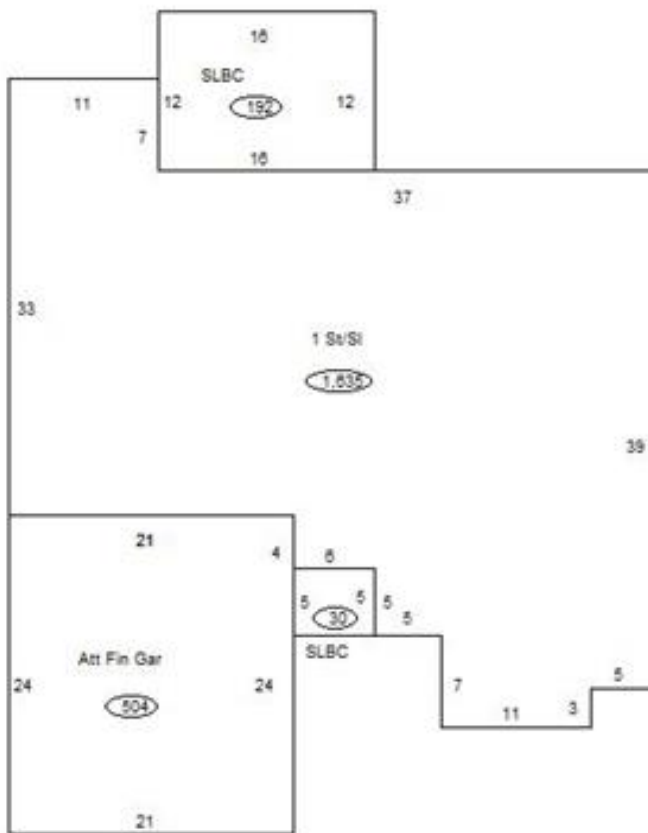
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Sketch Image

660087715



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,635	1.000	1,635
2	M	PRCH		13	SLBC	192	1.000	192
3	G	5		13	Att Fin Gar	504	1.000	504
4	M	PRCH		13	SLBC	30	1.000	30
Total Building Area						1,635		1,635