



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 08:07:51  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660087720 <b>Parcel ID</b> 000000-00-0-00880-004-0017 <b>Cadastral ID</b> 11-20-15-04681 <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> 346809 MCCLELLAN, KATHY S FAMILY TRUST  26412 GALLO DR CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 26412 GALLO DR <b>Subdivision</b> VINTAGE AT VERDIGRIS PHASE III <b>Lot/Block</b> 0017 / 0004 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>660087720_001.JPG 10/16/2025</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.23185806 -95.68283197																																																																																																																									
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Lot Data	Square-Foot - NBHD 1139 #1	Primary Image
Lot Size	65 x 125	 <p>660087720 09/24/25</p>
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	1.7812	
Lot Value	64,401	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,677 / 1,677
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,677
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	460 Attached Garage - Finished
Remodel	
Year/Eff Age	2012 / 10

Cost Approach				Manual : 01/2025			
Base Cost	111.52	Total Misc Impr	+ 9,236				
Roofing Adj	+ 4.87	Garage Cost	+ 18,759				
Subfloor Adj	+ -2.31	Total RCN	= 256,017				
Heat/Cool Adj	+ 12.64	Depreciation ( 10%)	- 25,602				
Plumbing Adj	+ 9.25	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 230,415				
Adj Base Cost	= 135.97	Lot Value	+ 64,401				
Total Area	x 1,677	Indicated Value	= 294,816				
Adjusted Cost	= 228,022	Value Per SqFt	175.80				

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	230,453	137.42	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	233,160		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	230,415		
Lot Value	64,401		
Indicated Value	294,816	175.80	Per SqFt
Agland Value			
Site Improvements			
Total Value	294,816	175.80	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
PRCH	SLAB PORCH - COVERED	115494	16x7		112	26.58	2,977
PRCH	SLAB PORCH - COVERED	115495	6x4		24	26.85	644



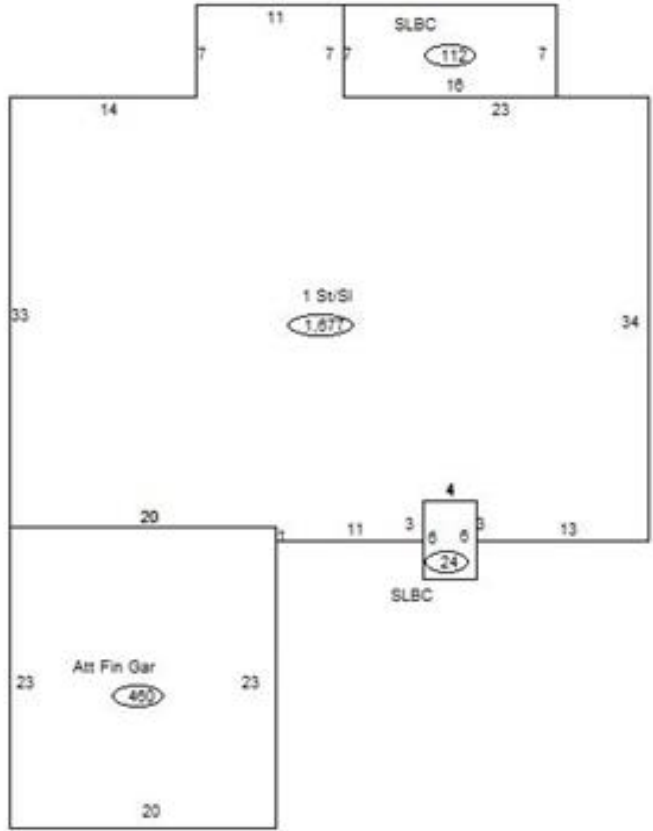
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Sketch Image

660087720



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,677	1.000	1,677
2	M	PRCH		13	SLBC	112	1.000	112
3	M	PRCH		13	SLBC	24	1.000	24
4	G	5		13	Att Fin Gar	460	1.000	460
<b>Total Building Area</b>						1,677		1,677