




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 15:37:05
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660087747 Parcel ID 000000-00-0-00880-005-0016 Cadastral ID 11-20-15-04708 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 328604 FITZGERALD, BRANDON & MORGAN PO BOX 1052 CATOOSA OK 74015-0000 Parcel Location Situs 26404 S HANN DR Subdivision VINTAGE AT VERDIGRIS PHASE III Lot/Block 0016 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 11 / 20 / 15 / 5 Neighborhood 1139 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					 <p>660087747_001.JPG 10/16/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.23213048 -95.68169204 VINTAGE AT VERDIGRIS PHASE III LOT 16 BLOCK 5																																																																																																																									
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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		



Residential Data

Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach Manual : 01/2025

Base Cost	0.00	Total Misc Impr	+	0
Roofing Adj	+ 0.00	Garage Cost	+	
Subfloor Adj	+ 0.00	Total RCN	=	0
Heat/Cool Adj	+ 0.00	Depreciation (0%)	-	0
Plumbing Adj	+ 0.00	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	
Adj Base Cost	= 0.00	Lot Value	+	36,156
Total Area	x	Indicated Value	=	36,156
Adjusted Cost	= 0	Value Per SqFt		0.00

Value Reconciliation

Selected Approach	Cost Approach
Improvements	
Lot Value	36,156
Indicated Value	36,156 0.00 Per SqFt
Agland Value	
Site Improvements	
Total Value	36,156 0.00 Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
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