



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:57:45
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660087776 Parcel ID 000000-00-0-00880-007-0007 Cadastral ID 11-20-15-04737 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 325116 WELLS, MICHAEL & KELLEY 26419 VINTAGE TRACE DR CLAREMORE OK 74019-0000 Parcel Location Situs 26419 S VINTAGE TRACE DR Subdivision VINTAGE AT VERDIGRIS PHASE III Lot/Block 0007 / 0007 Parcel Size 1 - Lots Sec/Twn/Rng 11 / 20 / 15 / 5 Neighborhood 1139 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>660087776_001.JPG 10/16/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.23198705 -95.67974327 VINTAGE AT VERDIGRIS PHASE III LOT 7 BLOCK 7																																																																																																																									
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Lot Data	Square-Foot - NBHD 1139 #1	Primary Image
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	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	1,887 / 1,887
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,887
Fixture/RghIn	13 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	2007 / 14

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	235,974 125.05 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	244,040 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	108.82	Total Misc Impr	+ 9,910	Garage Cost	+ 14,049	Total RCN	= 276,081
Roofing Adj	+ 4.76	Depreciation (14%)	- 38,651	Lump Sums	+ 0	RCNLD	= 237,430
Subfloor Adj	+ -2.25	Lot Value	+ 36,156	Indicated Value	= 273,586	Value Per SqFt	144.98
Heat/Cool Adj	+ 12.64						
Plumbing Adj	+ 9.64						
Basement Adj	+ 0.00						
Adj Base Cost	= 133.61						
Total Area	x 1,887						
Adjusted Cost	= 252,122						

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	237,430
Lot Value	36,156
Indicated Value	273,586 144.98 Per SqFt
Agland Value	
Site Improvements	1,586
Total Value	275,172 145.83 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	107667	10x8		80	26.68		2,134
PRCH	SLAB PORCH - COVERED	107669	81		81	26.68		2,161



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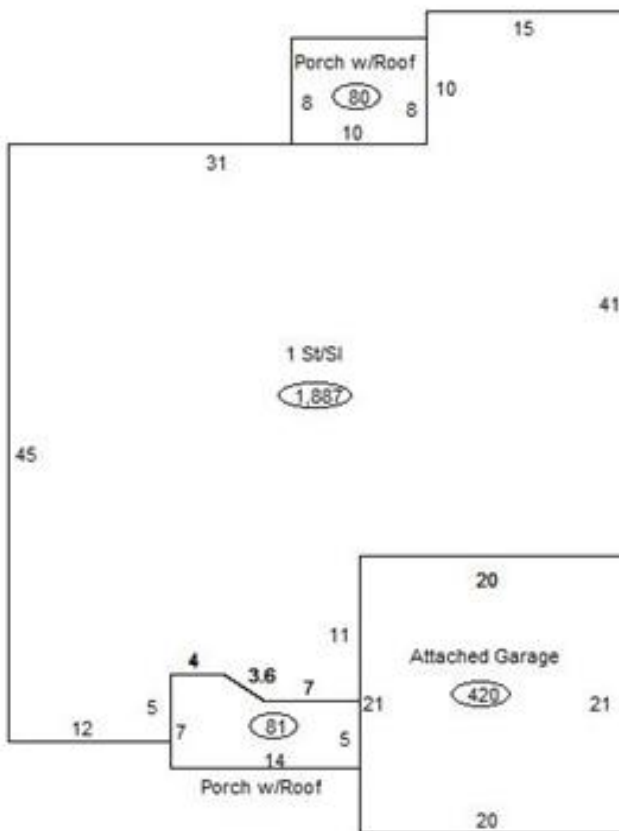
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Sketch Image

660087776



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,887	1.000	1,887
2	M	PRCH		13	SLBC	80	1.000	80
3	G	1		13	Attached Garage	420	1.000	420
4	M	PRCH		13	SLBC	81	1.000	81
Total Building Area						1,887		1,887



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x12x8	Plank	Composition Shingle	120
	Qual	2	Cond 3	Year	2015	Eff Age 8
Valuation Summary		Modifier Total		RCN	Depr (37% Phys/ % Func)	RCNLD
Base Cost (20.98 x 120)		2,518		2,518	932	1,586