



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 15:55:46  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660088776 <b>Parcel ID</b> 21N15E-34-2-00000-000-0000 <b>Cadastral ID</b> 34-21-15-02621 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 4 <b>Tax Area</b> 4 - VERDIGRIS/VERD FIRE <b>Name ID</b> 312653 WARD, RANDY L II  7279 E POSER RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 07279 E POSER RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 2 - Acres <b>Sec/Twn/Rng</b> 34 / 21 / 15 / 2 <b>Neighborhood</b> 6090 - UNPLATTED <b>School District</b> S008 - VERDIGRIS SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0711\IMG_0062. 7/12/2022</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.26079447 -95.70159060 THE WEST 264.14' OF THE FOLLOWING DESCRIBED UNPLATTED TRACT IN THE N/2 NW/4 DESC AS BEG AT A PT ON THE NORTH LINE OF BATTENFIELD ACRES IV 138.82' WEST OF NE/C OF LOT 7 BLOCK 1 OF SAID ADDITION; TH N00-1219E 329.65'; TH N89-5803W 660.33'; TH S00-1219W 329.64';TH																																																																																																																									
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Lot Data	Square-Foot - NBHD 6090 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	2	
Non-Ag Acres	2.0553	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	89,528.00 x .59 = 52,874	
Factor Value		
Adjustments	1.0000	
Lot Value	52,874	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,631 / 2,631
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,631
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	968 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2007 / 14



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	451,930	171.77	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	112.21	Total Misc Impr	+	19,837	
Roofing Adj	+ 5.77	Garage Cost	+	43,967	
Subfloor Adj	+ -4.54	Total RCN	=	430,355	
Heat/Cool Adj	+ 16.31	Depreciation ( 14%)	-	60,250	
Plumbing Adj	+ 9.57	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	370,105	
Adj Base Cost	= 139.32	Lot Value	+	52,874	
Total Area	x 2,631	Indicated Value	=	422,979	
Adjusted Cost	= 366,551	Value Per SqFt		160.77	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	370,105		
Lot Value	52,874		
Indicated Value	422,979	160.77	Per SqFt
Agland Value			
Site Improvements	49,238		
Total Value	472,217	179.48	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1	2012	1	0.00	
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1		1	7,243.87	7,244
PRCH	SLAB PORCH - COVERED	108227	7x4			28	33.10	927
PATO	SLAB PORCH - OPEN	108229	21x7			147	13.84	2,034
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	108230	272			272	35.41	9,632





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	0x0x0			1,200
	Qual	3	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (27.24 x 1,200)		32,688		32,688	32,688
	GRC	Apartment Garages, Detached	0x0x0		Asphalt-Shingles	640
	Qual	3	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (25.86 x 640)		16,550		16,550	16,550