



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:32:11
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Assessment Data					Primary Image																																																																																																																				
Account 660093764 Parcel ID 21N15E-32-4-00000-000-0000 Cadastral ID 32-21-15-00920 Property Type REAL - Real Property Property Class UR VI Area 4 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 336234 CUNHA, SEBASTIO & ALISA 24764 S 4090 RD CLAREMORE OK 74019-0000 Parcel Location Situs 24764 S 4090 RD Subdivision Lot/Block / Parcel Size 2.5 - Acres Sec/Twn/Rng 32 / 21 / 15 / 4 Neighborhood 6090 - UNPLATTED School District S008 - VERDIGRIS SCHOOLS																																																																																																																									
Legal Description S2 N2 NE SE SE. Lat/Long: 36.25244032 -95.72371008																																																																																																																									
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Lot Data	Square-Foot - NBHD 6090 #1	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY Method Square-Foot Base Lot Value 108,900.00 x .53 = 57,717 Factor Value Adjustments 0.9221 Lot Value 53,221		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,096 / 2,684
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,096
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.5 /
Basement Area	
Garage Type	840 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2012 / 11



\\tsclient\C\Users\Randy Necessary\Pictures\101_0705\IMG_0026. 7/6/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	479,900	178.80	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	104.51	Total Misc Impr	+	41,829	
Roofing Adj	+ 4.68	Garage Cost	+	38,153	
Subfloor Adj	+ -3.60	Total RCN	=	435,800	
Heat/Cool Adj	+ 16.31	Depreciation (11%)	-	47,938	
Plumbing Adj	+ 10.67	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	387,862	
Adj Base Cost	= 132.57	Lot Value	+	53,221	
Total Area	x 2,684	Indicated Value	=	441,083	
Adjusted Cost	= 355,818	Value Per SqFt		164.34	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	387,862		
Lot Value	53,221		
Indicated Value	441,083	164.34	Per SqFt
Agland Value			
Site Improvements	75,495		
Total Value	516,578	192.47	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	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	116539	30x8		240	32.13		7,711
PRCH	SLAB PORCH - COVERED	116540	43x6		258	32.07		8,274
PRCH	Slab Porch - Covered	140220	30x20		600	31.00		18,600



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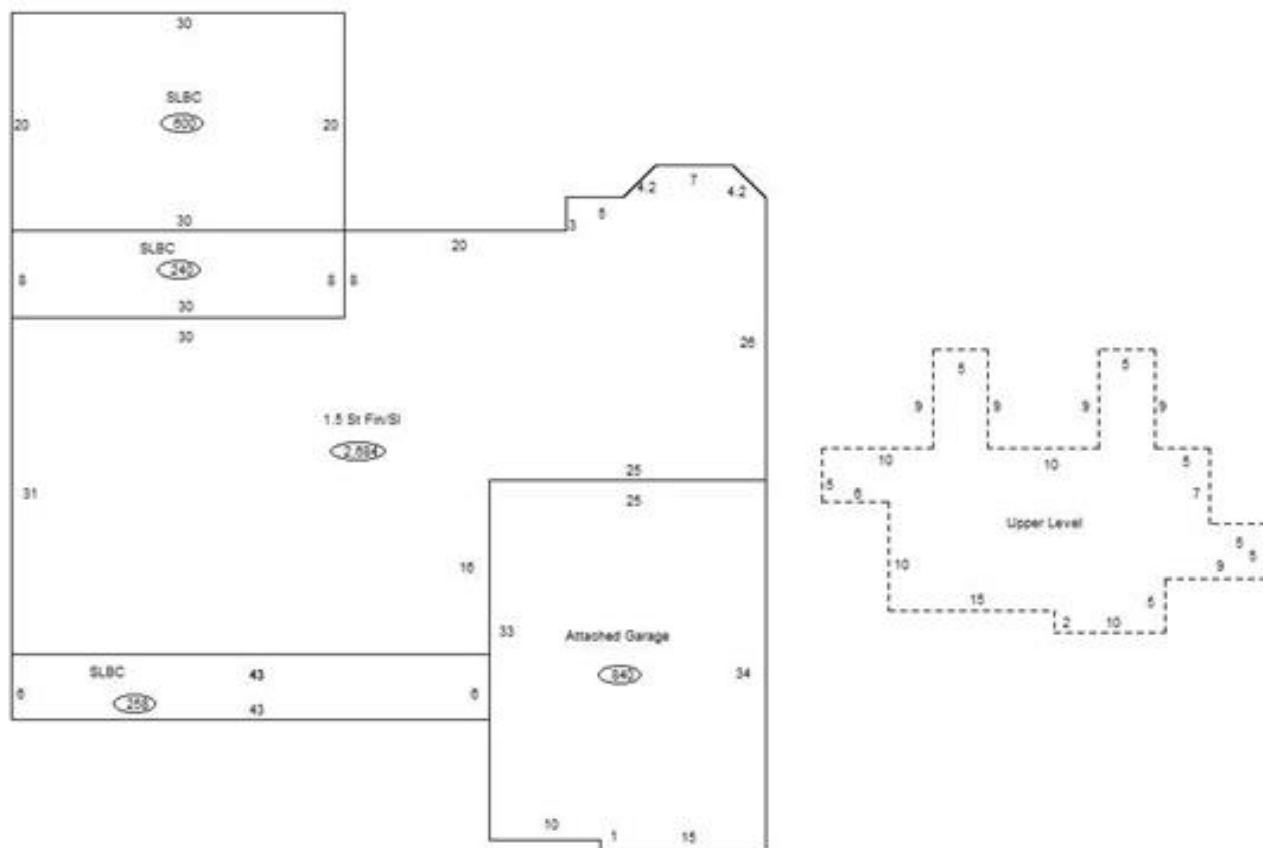
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,096	1.281	2,684
2	U	^UL		13	Upper Level	588	1.000	588
3	G	1		13	Attached Garage	840	1.000	840
4	M	PRCH		13	SLBC	240	1.000	240
5	M	PRCH		13	SLBC	258	1.000	258
6	M	PRCH		13	SLBC	600	1.000	600
Total Building Area						2,096		2,684



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	32x32x0			1,024
	Qual	3	Cond 3	Year 2021	Eff Age 4	
	Valuation Summary		Modifier Total		RCN	Depr (7% Phys/ % Func)
Base Cost (34.11 x 1,024)		34,929		34,929	2,445	32,484
	UTIL	SHOP BUILDING	40x32x0			1,280
	Qual		Cond	Year 2019	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)
Base Cost (32.69 x 1,280)		41,843		41,843		41,843
	LT	LEAN-TO	40x10x0			400
	Qual		Cond	Year 2019	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)
Base Cost (2.92 x 400)		1,168		1,168		1,168