



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 660094294 Parcel ID 21N15E-27-3-00000-000-0001 Cadastral ID 27-21-15-01014 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 311539 BEATS, DANIEL & COLBY 7011 E 520 RD CLAREMORE OK 74019-4326 Parcel Location Situs 07011 E 520 RD Subdivision Lot/Block / Parcel Size 1.25 - Acres Sec/Twn/Rng 27 / 21 / 15 / 3 Neighborhood 6090 - UNPLATTED School District S008 - VERDIGRIS SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.26439774 -95.70313719																																																																																																																									
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Lot Data	Square-Foot - NBHD 6090 #1	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 1.2512 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 54,501.00 x .72 = 39,224 Factor Value Adjustments 1.0000 Lot Value 39,224		
Residential Data Type 1 Single Family Residence Condition 3 - Average Quality 4.5 - Good Architecture Style 100% 1 1/2 Story Finished Exterior Wall 10% Veneer, Stone 90% Frame, Stucco Base/Total Area 2,129 / 3,107 Style 100% 1 1/2 Story Finished HVAC 100% Warmed & Cooled Air Roof Cover 1 Composition Shingle Area on Slab 2,129 Fixture/RghIn 16 / Bed/F/H Bath 4 / 3.5 / Basement Area Garage Type 823 Attached Garage - Unfinished Remodel Year/Eff Age 2014 / 9		

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	507,999	163.50	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	431,939		
Lot Value	39,224		
Indicated Value	471,163	151.65	Per SqFt
Agland Value			
Site Improvements	21,900		
Total Value	493,063	158.69	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.21	Total Misc Impr	+	28,981			
Roofing Adj	+ 4.36	Garage Cost	+	39,841			
Subfloor Adj	+ -3.16	Total RCN	=	474,658			
Heat/Cool Adj	+ 17.38	Depreciation (9%)	-	42,719			
Plumbing Adj	+ 9.83	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	431,939			
Adj Base Cost	= 130.62	Lot Value	+	39,224			
Total Area	x 3,107	Indicated Value	=	471,163			
Adjusted Cost	= 405,836	Value Per SqFt		151.65			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		2	2	7,721.18		15,442
PRCH	SLAB PORCH - COVERED	120959	216		216	35.59		7,687
PRCH	SLAB PORCH - COVERED	120960	163		163	35.90		5,852



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	4	Cond 4	Year 2018	Eff Age 5	
		Valuation Summary	Modifier Total	RCN	Depr (27% Phys/ % Func)	RCNLD
		Base Cost (30,000.00 x 1)	30,000	30,000	8,100	21,900