



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:53:23
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Assessment Data					Primary Image																																																																																																												
Account 660097040 Parcel ID 000000-00-0-00558-002-0003 Cadastral ID 36-21-15-09425 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 313386 COLEMAN, WM ALDEN & JENNIFER I FAMILY TRUST 24554 PAINTED PONY LN CLAREMORE OK 74019-0000 Parcel Location Situs 24554 PAINTED PONY LN Subdivision ORCHARD HILL ESTATES Lot/Block 0003 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 36 / 21 / 15 / 5 Neighborhood 1076 - R-V04-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS																																																																																																																	
Legal Description Lot/Long: 36.25556332 -95.65925447 LOT 3 BLOCK 2 ORCHARD HILL ESTATES.																																																																																																																	
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Lot Data		Square-Foot - NBHD 1076 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.1512		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	50,144.00 x 1.04 = 52,343		
Factor Value			
Adjustments	1.0000		
Lot Value	52,343		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	3,220 / 3,220
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,220
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	564 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1968 / 44

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	264,551	82.16	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	96.78	Total Misc Impr	+ 23,063
Roofing Adj	+ 4.10	Garage Cost	+ 15,679
Subfloor Adj	+ -1.07	Total RCN	= 416,995
Heat/Cool Adj	+ 11.93	Depreciation (52%)	- 216,837
Plumbing Adj	+ 5.73	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 200,158
Adj Base Cost	= 117.47	Lot Value	+ 52,343
Total Area	x 3,220	Indicated Value	= 252,501
Adjusted Cost	= 378,253	Value Per SqFt	78.42

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	200,158		
Lot Value	52,343		
Indicated Value	252,501	78.42	Per SqFt
Agland Value			
Site Improvements	616		
Total Value	253,117	78.61	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	5,299.82		5,300
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,299.82		5,300
PRCH	SLAB PORCH - COVERED	75200	27x4		108	24.88		2,687
PRCH	SLAB PORCH - COVERED	75201	24x17		408	23.96		9,776



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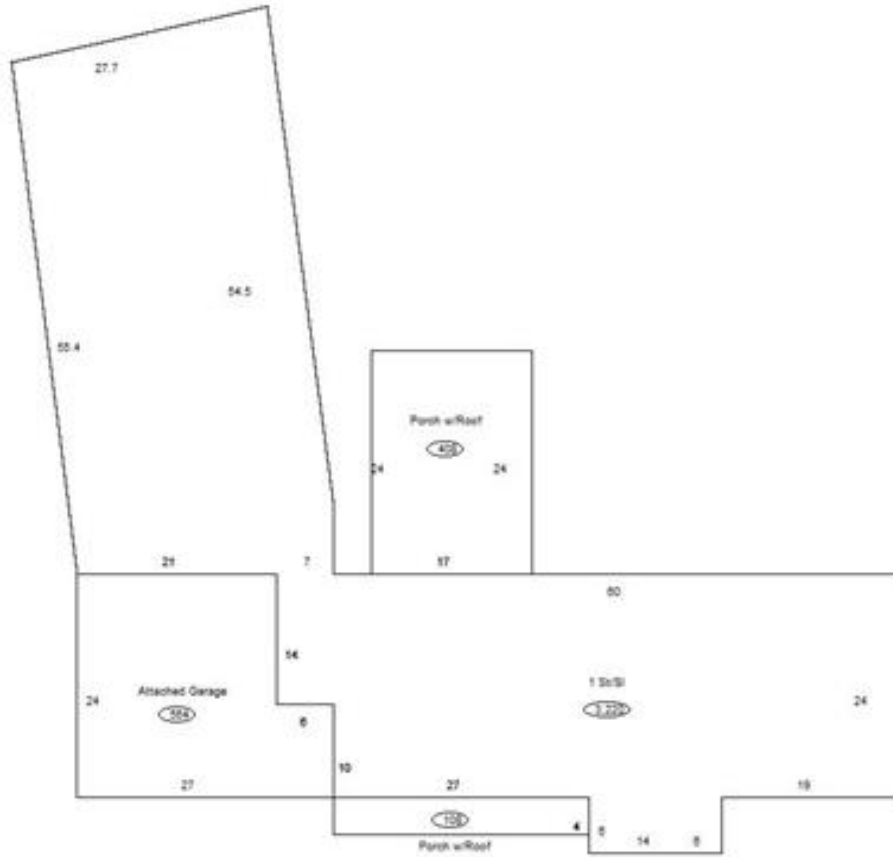
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Sketch Image

660097040



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	3,220	1.000	3,220
2	G	1		13	Attached Garage	564	1.000	564
3	M	PRCH		13	SLBC	108	1.000	108
4	M	PRCH		13	SLBC	408	1.000	408
Total Building Area						3,220		3,220



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BARN	BARN	0x0x0			588	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (90% Phys/ % Func)	RCNLD
Base Cost (10.48 x 588)		6,162			6,162	5,546	616
	STF	STG FAIR	0x0x0				
	Qual	2	Cond 3	Year	Eff Age	1520	
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x)							
	STF	STG FAIR	0x0x0				
	Qual	2	Cond 3	Year	Eff Age	1520	
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x)							