



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 660097595 Parcel ID 21N15E-33-4-00000-000-0005 Cadastral ID 33-21-15-01313 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 314475 SPERLING, ANDREW JONATHAN & JACQUELINE DONN 24507 S 4097 RD CLAREMORE OK 74019-0000																																																																																																									
Parcel Location Situs 24507 S 4097 RD Subdivision Lot/Block / Parcel Size 2 - Acres Sec/Twn/Rng 33 / 21 / 15 / 4 Neighborhood 6090 - UNPLATTED School District S008 - VERDIGRIS SCHOOLS																																																																																																									
Legal Description Lat/Long: 36.25593279 -95.71002811 COMM NW/C NW SE; N88-38-54E ALG N/L 976.32' TO POB; CONT N88 38-54E 148.78'; S01-05-08E 585.57'; S88-38-54W 148.78'; N01-05-09W 585.57' TO POB					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>R23 020</td> <td>R24 NEW DTCH ACC BLDG 40X75</td> <td>01/2023</td> <td>08/2023</td> <td>65,650</td> </tr> <tr> <td>R2015 01 32</td> <td>R16-NEW 3242 SQ FT SFR</td> <td>07/2015</td> <td>11/2015</td> <td>342,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R23 020	R24 NEW DTCH ACC BLDG 40X75	01/2023	08/2023	65,650	R2015 01 32	R16-NEW 3242 SQ FT SFR	07/2015	11/2015	342,000																																																																																	
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Lot Data		Square-Foot - NBHD 6090 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres	2.0002							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0						
		0						
Method	Square-Foot							
Base Lot Value	87,128.00 x .60 = 52,274			<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0706\IMG_0006. 7/7/2022</p>				
Factor Value				GRM Approach				
Adjustments	1.0000			GRM Code				
Lot Value	52,274			Gross Rent 0.00				
Residential Data				Indicated Value				
Type	1 Single Family Residence			Multiple Regression				
Condition	3 - Average			MRA Code 1 Test				
Quality	4.5 - Good			Adusted R 0.8445				
Architecture				Indicated Value 618,531 188.35 Per SqFt				
Style	100% 1 1/2 Story Finished			Direct Comparables				
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone			Selection Model 1 Res				
Base/Total Area	2,729 / 3,284			Adjustment Model A2 AO Test				
Style	100% 1 1/2 Story Finished			Comparables				
HVAC	100% Warmed & Cooled Air			Indicated Value				
Roof Cover	1 Composition Shingle			Value Reconciliation				
Area on Slab	2,729			Selected Approach Cost Approach				
Fixture/RghIn	17 /			Improvements 483,139				
Bed/F/H Bath	4 / 4.0 /			Lot Value 52,274				
Basement Area				Indicated Value 535,413 163.04 Per SqFt				
Garage Type	928 Attached Garage - Unfinished			Agland Value				
Remodel				Site Improvements 101,604				
Year/Eff Age	2015 / 8			Total Value 637,017 193.98 Total Value Per SqFt				
Cost Approach				Manual : 01/2025				
Base Cost	106.28	Total Misc Impr	+ 37,248					
Roofing Adj	+ 5.07	Garage Cost	+ 44,924					
Subfloor Adj	+ -3.69	Total RCN	= 525,151					
Heat/Cool Adj	+ 17.38	Depreciation (8%)	- 42,012					
Plumbing Adj	+ 9.85	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 483,139					
Adj Base Cost	= 134.89	Lot Value	+ 52,274					
Total Area	x 3,284	Indicated Value	= 535,413					
Adjusted Cost	= 442,979	Value Per SqFt	163.04					
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
SHLT	STORM SHELTER	0		1	2016	0.00		
PRCH	SLAB PORCH - COVERED	124909	33x15		495	34.57		17,112
PRCH	SLAB PORCH - COVERED	124910	130		130	36.11		4,694



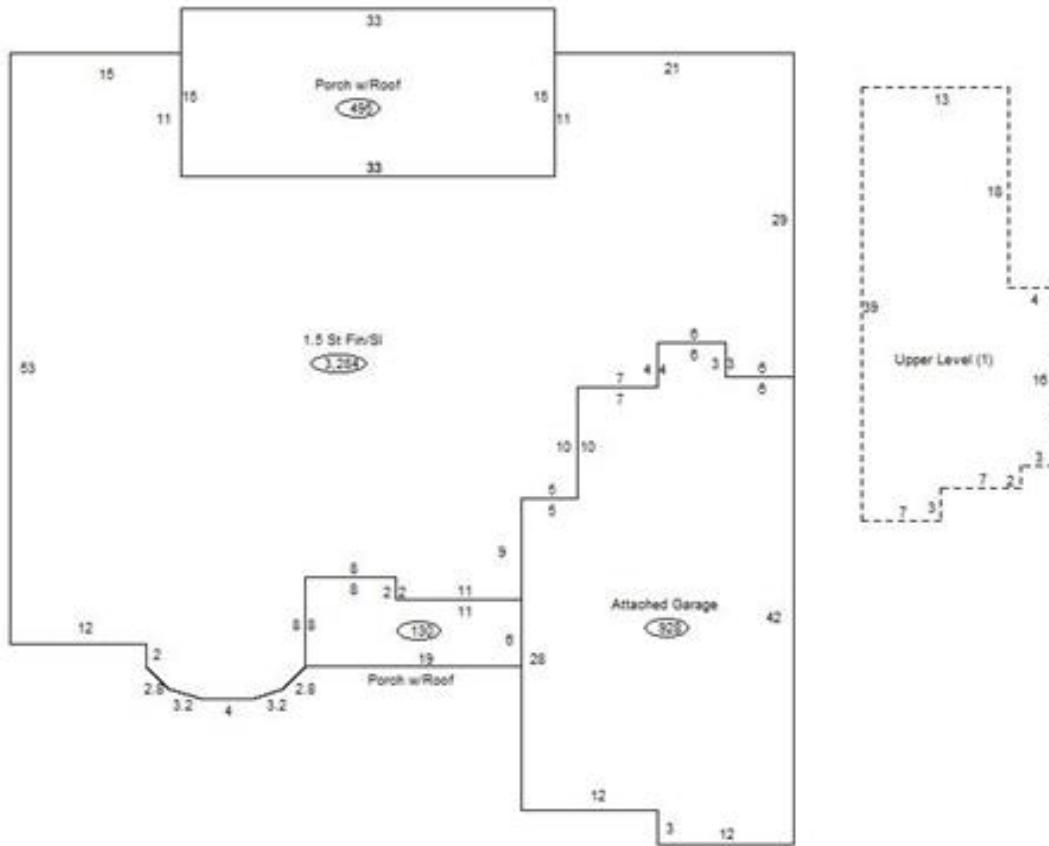
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Sketch Image

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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	2,729	1.203	3,284
2	U	^UL		13	Upper Level (1)	555	1.000	555
3	G	1		13	Attached Garage	928	1.000	928
4	M	PRCH		13	SLBC	495	1.000	495
5	M	PRCH		13	SLBC	130	1.000	130
Total Building Area						2,729		3,284



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	40x75x0		Formed Metal	3,000
	Qual	5	Cond 5	Year	2023	Eff Age
		Valuation Summary	Modifier Total	RCN	Depr (1% Phys/ % Func)	RCNLD
		Base Cost (34.21 x 3,000)	102,630	102,630	1,026	101,604