



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:14:03
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Assessment Data					Primary Image																																																																																												
Account 660098802 Parcel ID 21N15E-32-4-00000-000-0005 Cadastral ID 32-21-15-00960 Property Type REAL - Real Property Property Class UR VI Area 4 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 341194 PRESSLER, RONALD LEE JR & BRANDI K SMITH 5857 E HWY 266 CLAREMORE OK 74019-0000 Parcel Location Situs 05857 E HWY 266 Subdivision Lot/Block / Parcel Size 1 - Acres Sec/Twn/Rng 32 / 21 / 15 / 4 Neighborhood 6090 - UNPLATTED School District S008 - VERDIGRIS SCHOOLS																																																																																																	
Legal Description Lat/Long: 36.25080232 -95.72543963																																																																																																	
TR COMM SE/C SE; S88.4113W 772.16'; N01.1155W 268.51' TO POB; N75.3340W 103.74'; R CURVE RAD 23' CL 24.61' CB N43.2706W DIST 25.97' N01.1155W 344.75'; N88.4047E 116.45' S01.1155E 391.17' 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>R18</td> <td>R18-POSS NEW SFR</td> <td>06/2016</td> <td>12/2017</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R18	R18-POSS NEW SFR	06/2016	12/2017																																																																															
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Lot Data		Square-Foot - NBHD 6090 #1	
Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres	0.866		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	37,723.00 x .80 = 30,178		
Factor Value			
Adjustments	3.0022		
Lot Value	90,600		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,945 / 2,829
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,945
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	661 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2017 / 7

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	412,191	145.70	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	95.94	Total Misc Impr	+ 14,573				
Roofing Adj	+ 4.19	Garage Cost	+ 30,399				
Subfloor Adj	+ -3.20	Total RCN	= 390,506				
Heat/Cool Adj	+ 16.31	Depreciation (7%)	- 27,335				
Plumbing Adj	+ 8.90	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 363,171				
Adj Base Cost	= 122.14	Lot Value	+ 90,600				
Total Area	x 2,829	Indicated Value	= 453,771				
Adjusted Cost	= 345,534	Value Per SqFt	160.40				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	363,171		
Lot Value	90,600		
Indicated Value	453,771	160.40	Per SqFt
Agland Value			
Site Improvements			
Total Value	453,771	160.40	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	135587	227		227	32.17		7,303
PRCH	SLAB PORCH - COVERED	135588	226		226	32.17		7,270



Rogers

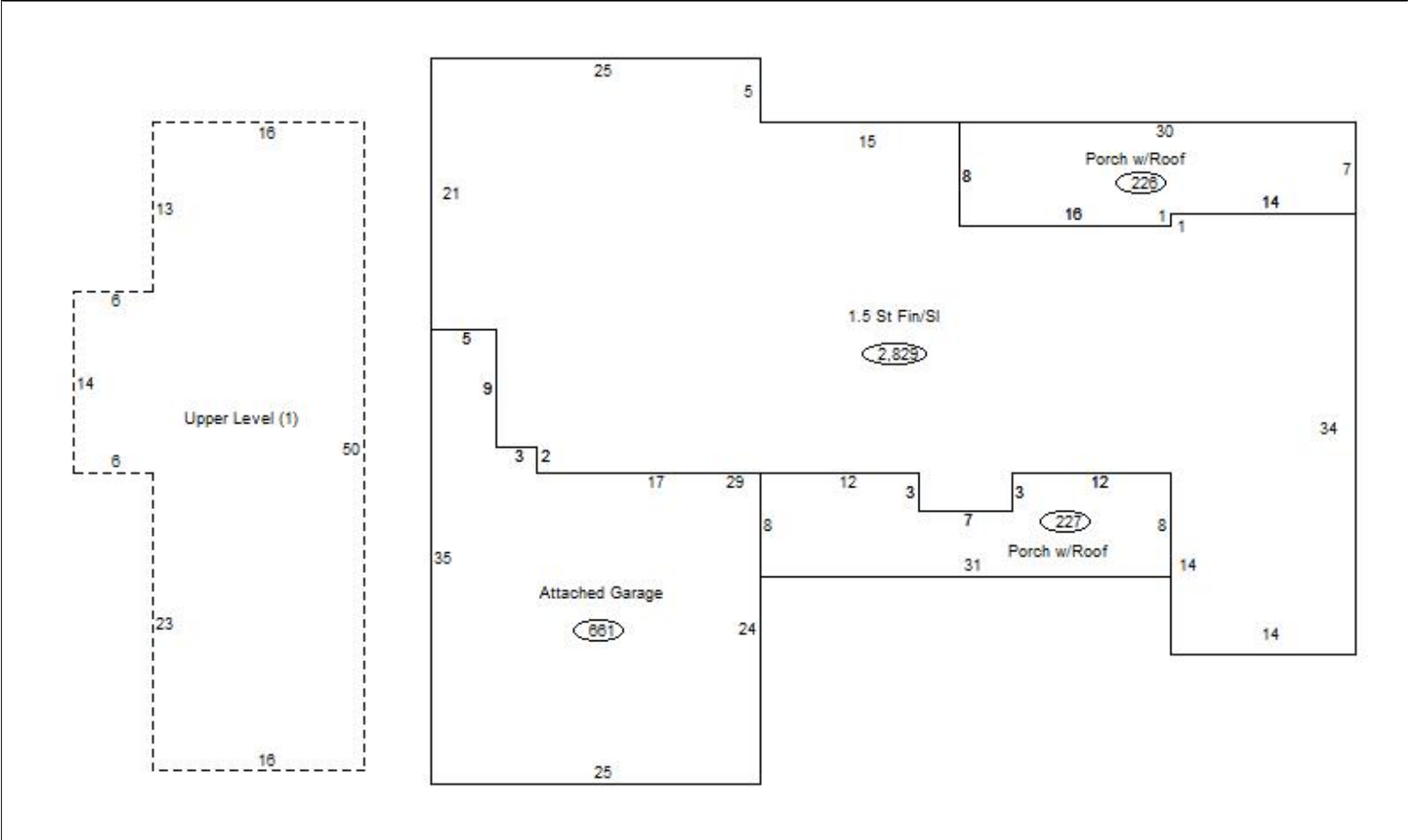
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Sketch Image

660098802



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/Sl	1,945	1.455	2,829
2	G	1		13	Attached Garage	661	1.000	661
3	M	PRCH		13	SLBC	227	1.000	227
4	M	PRCH		13	SLBC	226	1.000	226
5	U	^UL		13	Upper Level (1)	884	1.000	884
Total Building Area						1,945		2,829