



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:18:57
Page 1

Assessment Data					Primary Image																																																																																												
Account 660099417 Parcel ID 21N15E-32-4-00000-000-0099 Cadastral ID 32-21-15-00740 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 215154 MICHENER, GARY L & DONNA D 24566 S 4090 RD CLAREMORE OK 74019-0000																																																																																																	
Parcel Location Situs 24566 S 4090 RD Subdivision Lot/Block / Parcel Size 2.69 - Acres Sec/Twn/Rng 32 / 21 / 15 / 4 Neighborhood 6090 - UNPLATTED School District S008 - VERDIGRIS SCHOOLS																																																																																																	
Legal Description Lat/Long: 36.25486801 -95.72319177 TR IN E2 NE SE DESC AS COMM NE/C E2 NE SE; S 500' TO POB; W 355.50'; S 330'; E 355.50'; N 330' 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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																			
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Date 04/18/2026
 Time 09:18:58
 Page 2

Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		\\tsclient\C\Users\Randy Necessary\Pictures\101_0705\IMG_0029. 7/5/2022
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	2,921 / 2,921
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,921
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	600 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1985 / 31

Cost Approach		Manual : 01/2025	
Base Cost	114.94	Total Misc Impr	+ 30,222
Roofing Adj	+ 5.66	Garage Cost	+ 27,948
Subfloor Adj	+ -4.37	Total RCN	= 470,498
Heat/Cool Adj	+ 16.31	Depreciation (39%)	- 183,494
Plumbing Adj	+ 8.62	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 287,004
Adj Base Cost	= 141.16	Lot Value	+ 287,004
Total Area	x 2,921	Indicated Value	= 287,004
Adjusted Cost	= 412,328	Value Per SqFt	98.26

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	287,004		
Lot Value			
Indicated Value	287,004	98.26	Per SqFt
Agland Value	603		
Site Improvements	17,092		
Total Value	304,699	104.31	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	66984	20x20		400	31.63		12,652
PRCH	SLAB PORCH - COVERED	66985	36x9		324	31.87		10,326



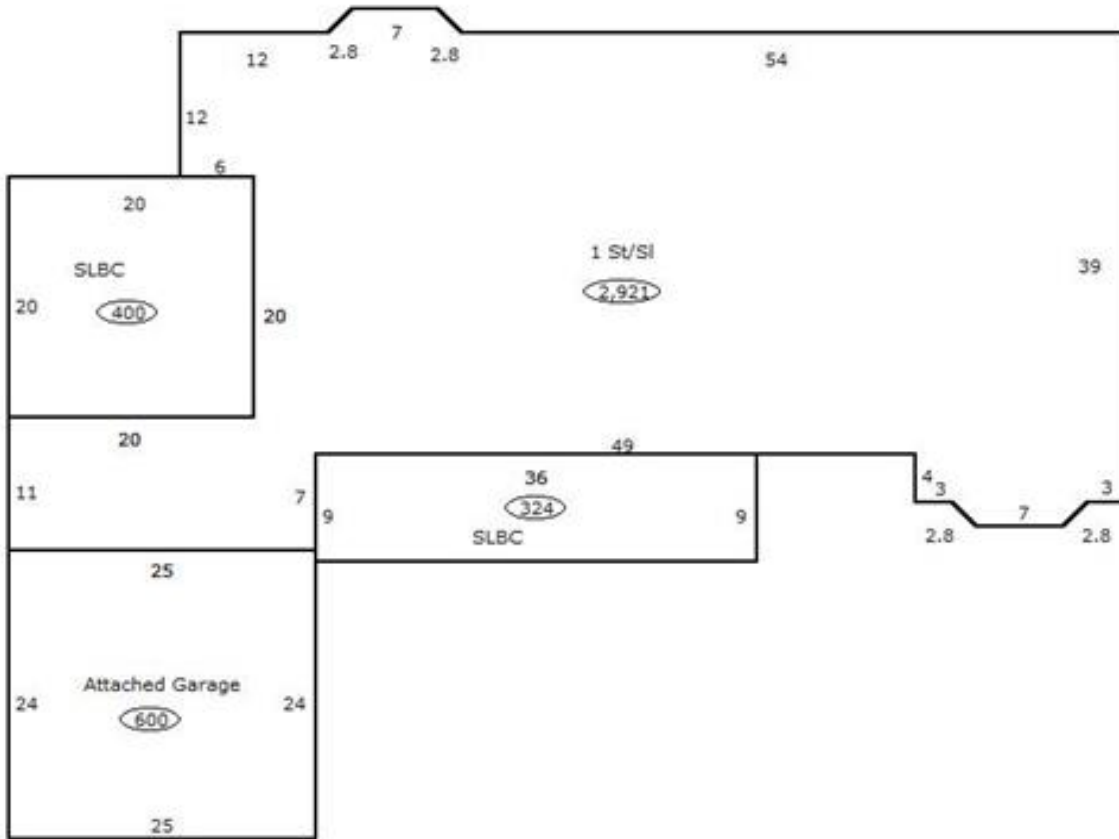
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Date 04/18/2026
 Time 09:18:58
 Page 3

Sketch Image

660099417



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,921	1.000	2,921
2	G	1		13	Attached Garage	600	1.000	600
3	M	PRCH		13	SLBC	400	1.000	400
4	M	PRCH		13	SLBC	324	1.000	324
Total Building Area						2,921		2,921



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 Time 09:18:58
 Page 4

660099417

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,392
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
	Base Cost (29.27 x 1,392)		40,744	40,744	26,484	14,260
	BARN	BARN	0x0x0			1,828
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (90% Phys/ % Func)	RCNLD
	Base Cost (9.35 x 1,828)		17,092	17,092	15,383	1,709
	STF	STG FAIR	0x0x0			600
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 600)		2,808	2,808	1,685	1,123



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Date 04/18/2026
Time 09:18:58
Page 5

Agland Inventory

660099417

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CHB	CHOTEAU SILT LOAM 1-3% SL	IMP PST	80			2.690	224	224	603	603
IMP PST Totals						2.690			603	603
Total Agland						2.690			603	603