



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 660100140 Parcel ID 21N15E-34-2-00000-000-0099 Cadastral ID 34-21-15-02622 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 235534 HILL, TRUMAN WAYNE & NANCY ELLEN-CO TRUSTEES 7252 HEATHER DR CLAREMORE OK 74019-0000 Parcel Location Situs 07285 E POSER RD Subdivision Lot/Block / Parcel Size 1 - Acres Sec/Twn/Rng 34 / 21 / 15 / 2 Neighborhood 6090 - UNPLATTED School District S008 - VERDIGRIS SCHOOLS																																																																																									
Legal Description Lat/Long: 36.26078959 -95.70089094 TR DESC 2605-299 AS BEG PT ON NORTH LINE BATTENFIELD ACRES FOURTH ADDITION 403.12' WEST OF NE/C LOT 7 BLOCK 1 OF SAID ADDITION; N00.1219E 329.65'; WEST 132.15'; S00.1219W 329.65'; EAST 132.15' TO POB.																																																																																									
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Lot Data		Square-Foot - NBHD 6090 #1	
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	0.984		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	42,864.00 x .80 =	34,291	
Factor Value			
Adjustments	1.0000		
Lot Value	34,291		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,804 / 1,804
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,804
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	550 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	
Adjusted R	0.8445		
Indicated Value	257,397	142.68	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	109.83	Total Misc Impr	+ 7,658
Roofing Adj	+ 4.80	Garage Cost	+ 17,166
Subfloor Adj	+ -2.31	Total RCN	= 265,766
Heat/Cool Adj	+ 12.64	Depreciation (7%)	- 18,604
Plumbing Adj	+ 8.60	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 247,162
Adj Base Cost	= 133.56	Lot Value	+ 34,291
Total Area	x 1,804	Indicated Value	= 281,453
Adjusted Cost	= 240,942	Value Per SqFt	156.02

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	247,162		
Lot Value	34,291		
Indicated Value	281,453	156.02	Per SqFt
Agland Value			
Site Improvements			
Total Value	281,453	156.02	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	134948	7x6		42	26.80		1,126
PRCH	SLAB PORCH - COVERED	134949	17x12		204	26.29		5,363
PATO	SLAB PORCH - OPEN	134950	17x6		102	11.46		1,169

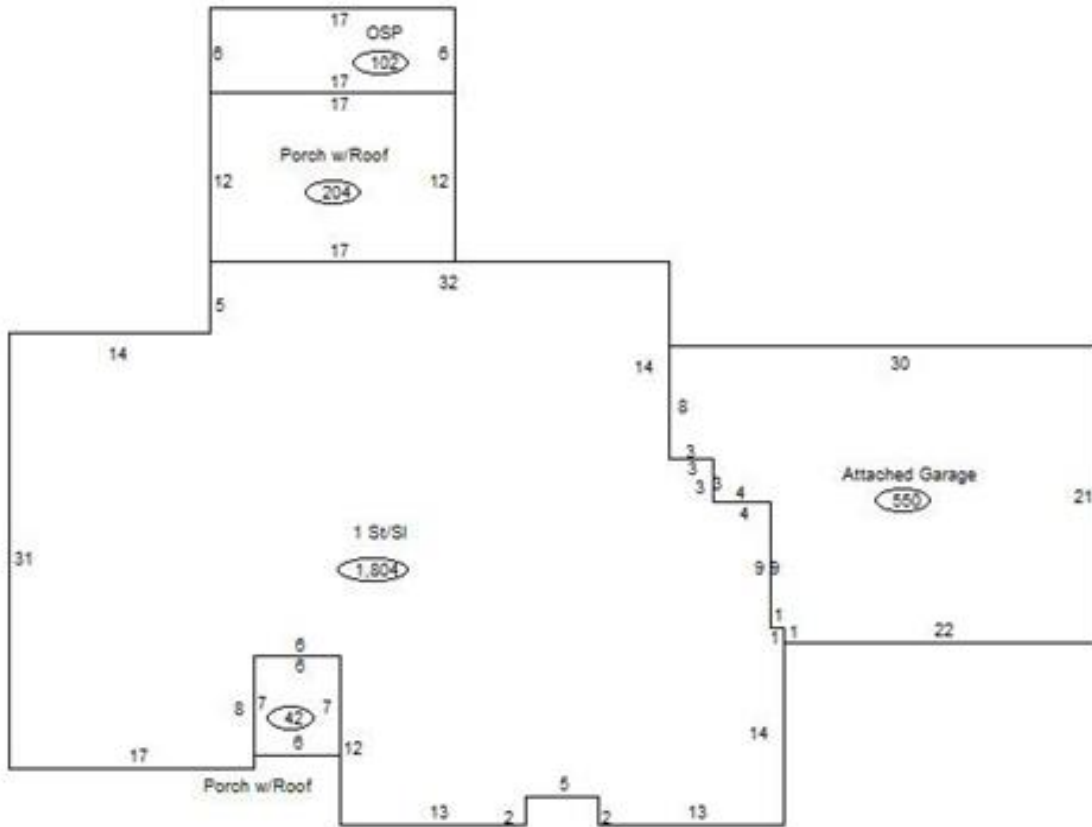


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Sketch Image

660100140



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,804	1.000	1,804
2	G	1		13	Attached Garage	550	1.000	550
3	M	PRCH		13	SLBC	42	1.000	42
4	M	PRCH		13	SLBC	204	1.000	204
5	M	PATO		13	Open Slab	102	1.000	102
Total Building Area						1,804		1,804