



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 660101466 Parcel ID 20N15E-03-2-00000-000-0001 Cadastral ID 03-20-15-03740 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 324412 BOHLEN, TAD & CARLA REVOCABLE LIVING TRUST 7560 E 534 RD CLAREMORE OK 74019-0000 Parcel Location Situs 07560 E 534 RD Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 3 / 20 / 15 / 2 Neighborhood 2015 - UNPLATTED School District S008 - VERDIGRIS SCHOOLS																																																																																									
Legal Description Lat/Long: 36.24309956 -95.70080628										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>R19</td> <td>R22- 911 ADDRESS ASSGND</td> <td>05/2018</td> <td>01/2022</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R19	R22- 911 ADDRESS ASSGND	05/2018	01/2022																																																																		
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Lot Data		Square-Foot - NBHD 2015 #1
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	9.5835	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
	FLOOD ZONE	0
Method	Square-Foot	
Base Lot Value	417,456.00 x .30 = 125,055	
Factor Value		
Adjustments	1.0000	
Lot Value	125,055	



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Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	4.5 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	4,677 / 5,978
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	4,677
Fixture/RghIn	/
Bed/F/H Bath	4 / 4.0 / 1.0
Basement Area	
Garage Type	3,681 Attached Garage - Finished
Remodel	
Year/Eff Age	2021 / 2

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	1,100,113	184.03	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	101.01	Total Misc Impr	+	108,887	
Roofing Adj	+ 4.44	Garage Cost	+	223,326	
Subfloor Adj	+ -3.17	Total RCN	=	1,078,028	
Heat/Cool Adj	+ 17.38	Depreciation (2%)	-	21,561	
Plumbing Adj	+ 5.10	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	1,056,467	
Adj Base Cost	= 124.76	Lot Value	+	125,055	
Total Area	x 5,978	Indicated Value	=	1,181,522	
Adjusted Cost	= 745,815	Value Per SqFt		197.65	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	1,056,467		
Lot Value	125,055		
Indicated Value	1,181,522	197.65	Per SqFt
Agland Value			
Site Improvements	25,758		
Total Value	1,207,280	201.95	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	153177	12x10		120	36.17		4,340
PRCH	Slab Porch - Covered	153178	24x6		144	36.02		5,187
PRCH	Slab Porch - Covered	153179	109		109	36.24		3,950
SUN	Sunroom	153180	726		726	33.50		24,321
PATO	Slab Porch - Open	153181	60x10		600	11.40		6,840
PATO	Slab Porch - Open	153182	19x7		133	14.81		1,970
PATO	Slab Porch - Open	153183	19x11		209	13.79		2,882
PRCH	Slab Porch - Covered	153184	670		670	33.95		22,747
PRCH	Slab Porch - Covered	153186	468		468	34.66		16,221
FPR1	Fireplace - Residential 1 Story			2	2	7,721.18		15,442
ODFP	Outdoor Fireplace/Firepit			1	1	4,987.18		4,987



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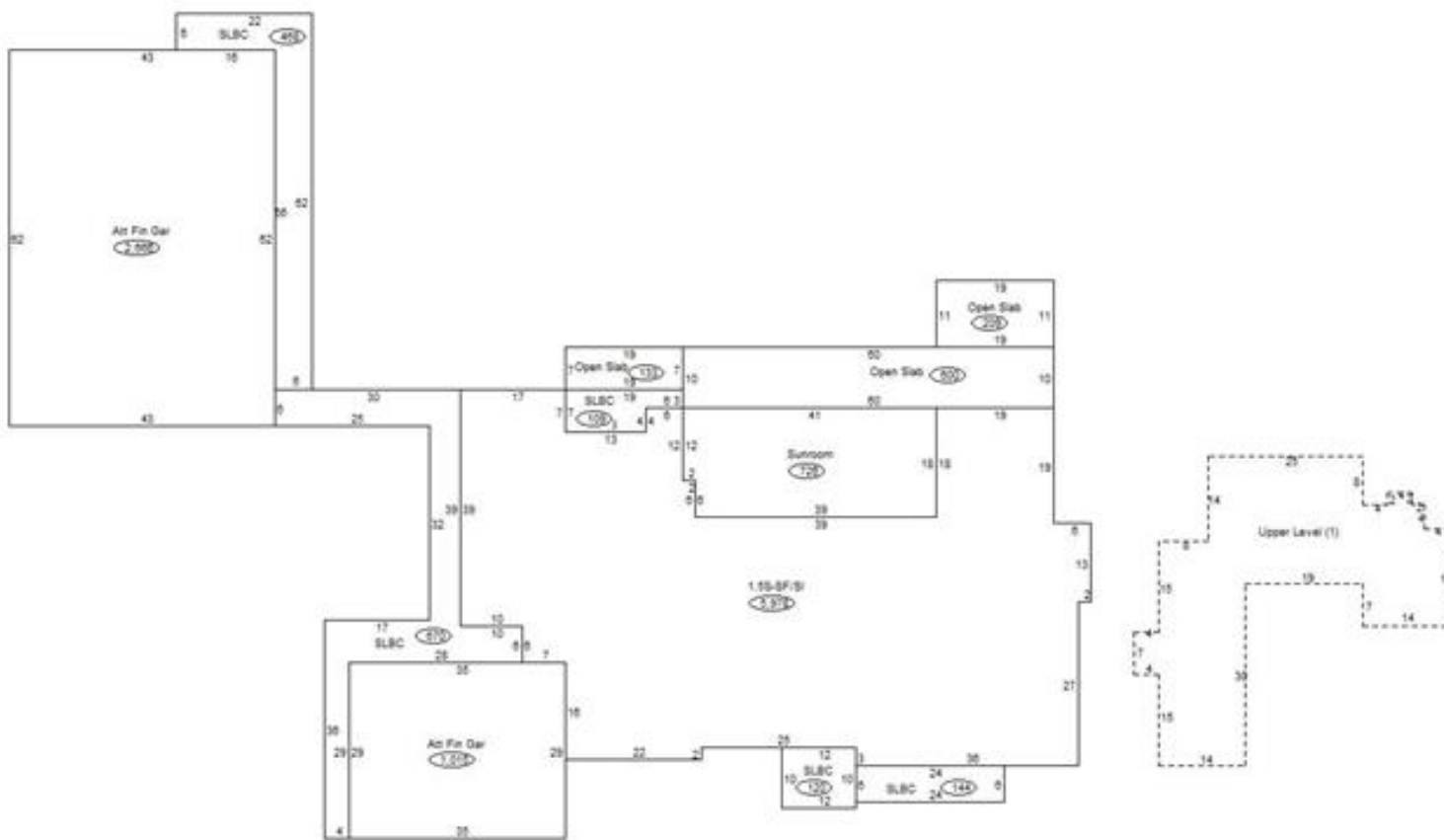
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5S-SF/SI	4,677	1.278	5,978
2	U	^UL		20	Upper Level (1)	1,301	1.000	1,301
3	G	5		20	Att Fin Gar	1,015	1.000	1,015
4	M	PRCH		20	SLBC	120	1.000	120
5	M	PRCH		20	SLBC	144	1.000	144
6	M	PRCH		20	SLBC	109	1.000	109
7	M	SUN		20	Sunroom	726	1.000	726
8	M	PATO		20	Open Slab	600	1.000	600
9	M	PATO		20	Open Slab	133	1.000	133
10	M	PATO		20	Open Slab	209	1.000	209
11	M	PRCH		20	SLBC	670	1.000	670
12	G	5		20	Att Fin Gar	2,666	1.000	2,666
13	M	PRCH		20	SLBC	468	1.000	468
Total Building Area						4,677		5,978



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	ODRK	Outdoor Kitchen	0x0x0			1
	Qual 4.5	Cond 5	Year 2021	Eff Age 2		

Valuation Summary		Modifier Total	RCN	Depr (12% Phys/ % Func)	RCNLD
Base Cost (6,010.00 x 1)	6,010		6,010	721	5,289



SPLG	Swimming Pool - In Ground	0x0x0	Concrete		500
Qual 3	Cond 3	Year 2021	Eff Age 4		

Valuation Summary		Modifier Total	RCN	Depr (21% Phys/ % Func)	RCNLD
Base Cost (51.82 x 500)	25,910		25,910	5,441	20,469