



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																				
<b>Account</b> 660104399 <b>Parcel ID</b> 00000-0-0-0000416-004-0012 <b>Cadastral ID</b> 30-21-16-14090 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 85 - CLRM SD-VERD TOWN/FIRE <b>Name ID</b> 334175 EDWARDS, ZACHARY D & CHERYL K  23575 S DONNA LN CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 23575 S DONNA LN <b>Subdivision</b> KING RIDGE IV <b>Lot/Block</b> 0012 / 0004 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 30 / 21 / 16 / 5 <b>Neighborhood</b> 1109 - R-V03-SW VERDIGRIS <b>School District</b> S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (161)\IMG_0046.JPG 3/29/2023</p>																																																				
<b>Legal Description</b> Lot/Long: 36.27000797 -95.64848167																																																									
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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1803		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	7,852.00 x 5.84 = 45,857		
Factor Value			
Adjustments	0.8000		
Lot Value	36,686		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	75% Frame, Siding, Vinyl 25% Veneer, Masonry
Base/Total Area	1,340 / 1,340
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,340
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	380 Attached Garage - Finished
Remodel	
Year/Eff Age	2021 / 4

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1	Test
Adusted R	0.8445	
Indicated Value	201,444	150.33 Per SqFt

### Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	8	
Indicated Value	180,740	Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	175,289		
Lot Value	36,686		
Indicated Value	211,975	158.19	Per SqFt
Agland Value			
Site Improvements			
Total Value	211,975	158.19	Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	100.15	Total Misc Impr	+	3,959
Roofing Adj	+ 4.54	Garage Cost	+	14,109
Subfloor Adj	+ -1.18	Total RCN	=	182,593
Heat/Cool Adj	+ 11.47	Depreciation ( 4%)	-	7,304
Plumbing Adj	+ 7.80	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	175,289
Adj Base Cost	= 122.78	Lot Value	+	36,686
Total Area	x 1,340	Indicated Value	=	211,975
Adjusted Cost	= 164,525	Value Per SqFt		158.19

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	150512	15x7		105	23.94		2,514
PRCH	Slab Porch - Covered	150513	12x5		60	24.08		1,445



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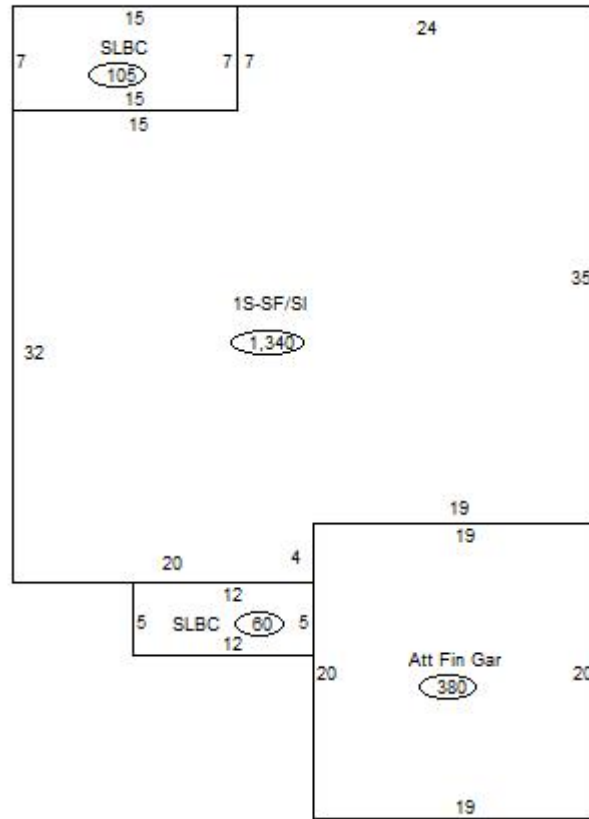
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Sketch Image

660104399



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	1,340	1.000	1,340
2	G	5		13	Att Fin Gar	380	1.000	380
3	M	PRCH		13	SLBC	105	1.000	105
4	M	PRCH		13	SLBC	60	1.000	60
<b>Total Building Area</b>						<b>1,340</b>		<b>1,340</b>