



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 660109690 Parcel ID 20N15E-15-2-00000-002-0000 Cadastral ID 15-20-15-00111 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 339617 BARNES, COLTEN ALEXANDER & ALYCIA MICHELLE 27727 S 4100 RD CLAREMORE OK 74019-0000 Parcel Location Situs 27727 S 4100 RD Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 15 / 20 / 15 / 2 Neighborhood 2015 - UNPLATTED School District S008 - VERDIGRIS SCHOOLS					<p>660109690_001.JPG 12/10/2025</p>																																																											
Legal Description Lat/Long: 36.21686074 -95.70413132 TR DESC 2024-017063 AS COMM NW/C NW; S01.2841E 88.97' TO POB; S01.2841E 1475.76'; N88.3119E 295.16'; N01.2841W 1475.76'; S88 3119W 295.16' TO POB.																																																																
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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 FLOOD ZONE	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	5 - Very Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	70% Frame, Siding, Wood 30% Veneer, Stone
Base/Total Area	3,504 / 4,112
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,504
Fixture/RghIn	/
Bed/F/H Bath	5 / 4.0 / 1.0
Basement Area	
Garage Type	889 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	105.59	Total Misc Impr	+ 54,020	Roofing Adj	+ 5.34	Garage Cost	+ 57,269
Subfloor Adj	+ -3.65	Total RCN	= 660,693	Heat/Cool Adj	+ 18.45	Depreciation (1%)	- 6,607
Plumbing Adj	+ 7.88	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 654,086
Adj Base Cost	= 133.61	Lot Value	+ 654,086	Total Area	x 4,112	Indicated Value	= 654,086
Adjusted Cost	= 549,404	Value Per SqFt	159.07				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	654,086		
Lot Value			
Indicated Value	654,086	159.07	Per SqFt
Agland Value	1,620		
Site Improvements	54,678		
Total Value	710,384	172.76	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	184460	37x7		259	36.08		9,345
PATC	Patio - Covered	184461	876		876	21.05		18,440
FPR1	Fireplace - Residential 1 Story		1	2025	1	8,198.48		8,198
FPPF	Fireplace - Prefabricated		1	2025	1	7,583.24		7,583
ODFP	Outdoor Fireplace/Firepit		1	2025	1	5,778.25		5,778
GENR	Generator - Residential Standby		1	2025	1	4,676.00		4,676
SHLT	STORM SHELTER		1	2025	1	0.00		



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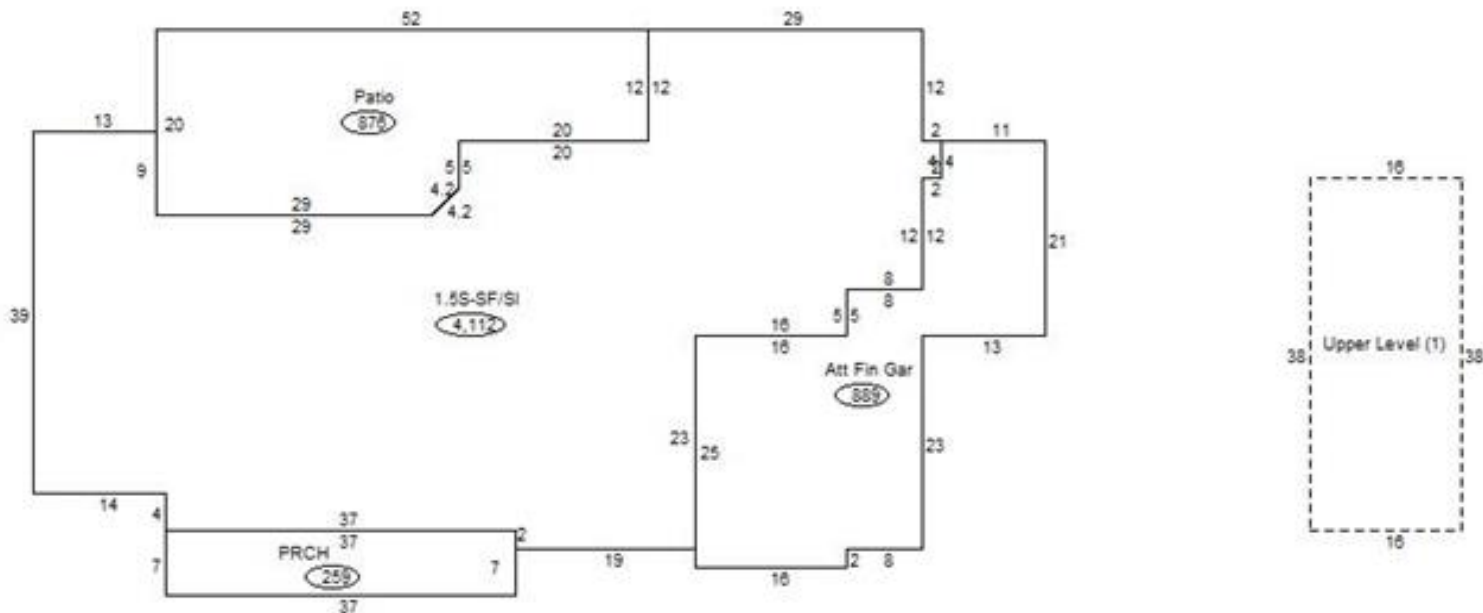
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Sketch Image

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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	3,504	1.174	4,112
2	U	^UL		20	Upper Level (1)	608	1.000	608
3	G	5		20	Att Fin Gar	889	1.000	889
4	M	PRCH		20	PRCH	259	1.000	259
5	M	PATC		20	Patio	876	1.000	876
Total Building Area						3,504		4,112



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	30x40x16	Concrete	Formed Metal	1,200
	Qual	4	Cond 4	Year 2026	Eff Age 0	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (37.58 x 1,200)		45,096	45,096		45,096
	PRCH	Porch	10x30x16	Concrete	Formed Metal	300
	Qual	4	Cond 4	Year 2026	Eff Age 0	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (31.94 x 300)		9,582	9,582		9,582



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
VE	VERDIGRIS CLAY LOAM	TMBR	90			10.000	162	162	1,620	1,620
TMBR Totals						10.000			1,620	1,620
Total Agland						10.000			1,620	1,620