



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 660109916 Parcel ID 21N15E-26-1-00000-005-0000 Cadastral ID 26-21-15-01112 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 346416 FLEEGER, JEFFREY B JR & BRITTNEY 8985 E 510 RD CLAREMORE OK 74019-0000 Parcel Location Situs 08985 E 510 RD Subdivision Lot/Block / Parcel Size 1.56 - Acres Sec/Twn/Rng 26 / 21 / 15 / 1 Neighborhood 6090 - UNPLATTED School District S008 - VERDIGRIS SCHOOLS					<p>\\tsclient\T\TOM\COMMERCIAL PICS\2022-08-19\IMG_0050.JPG 8/22/2022</p>																																																											
Legal Description Lat/Long: 36.27702745 -95.67284256 TR DESC 2025-001289 AS COMM SE/C NW NE NE; S88.4839W 145.20' TO POB; S88.4839W 226.20'; N01.1856W 300'; N88.4839E 226.20'; S01 1856E 300' TO POB.																																																																
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Lot Data		Square-Foot - NBHD 6090 #1		Primary Image
Lot Size	0	0		
Lot Count	0			
Units Buildable	0			
Non-Ag Acres	0			
Topography				
Street Access				
Utilities				
Amenities	LAND QUALITY		0	
			0	
Method	Square-Foot			
Base Lot Value	67,954.00 x .66 = 44,606			
Factor Value				
Adjustments	0.0000			
Lot Value	44,606			

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	2,276 / 2,276
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,276
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	598 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2005 / 16

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	286,850 126.03 Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	104.65	Total Misc Impr	+ 15,331
Roofing Adj	+ 4.57	Garage Cost	+ 18,287
Subfloor Adj	+ -2.19	Total RCN	= 321,509
Heat/Cool Adj	+ 12.64	Depreciation (17%)	- 54,657
Plumbing Adj	+ 6.82	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 266,852
Adj Base Cost	= 126.49	Lot Value	+ 44,606
Total Area	x 2,276	Indicated Value	= 311,458
Adjusted Cost	= 287,891	Value Per SqFt	136.84

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	266,852
Lot Value	44,606
Indicated Value	311,458 136.84 Per SqFt
Agland Value	
Site Improvements	10,799
Total Value	322,257 141.59 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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	102691	10x4		40	26.80		1,072
PRCH	SLAB PORCH - COVERED	102692	334		334	25.88		8,644



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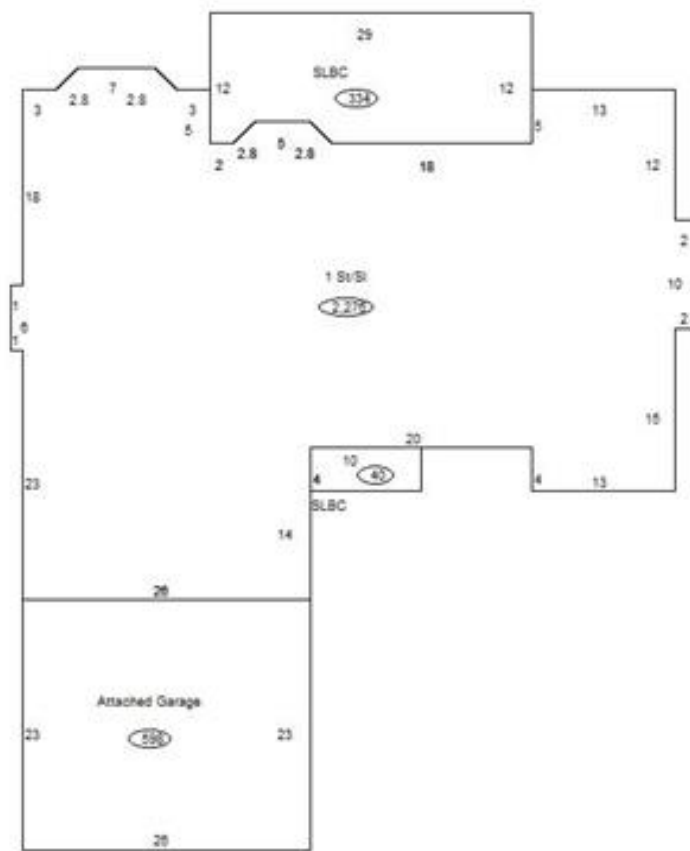
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,276	1.000	2,276
2	G	1		13	Attached Garage	598	1.000	598
3	M	PRCH		13	SLBC	40	1.000	40
4	M	PRCH		13	SLBC	334	1.000	334
Total Building Area						2,276		2,276



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	CARPORT - DETACHED	44x24x0			1,056
	Qual 3	Cond 3	Year 2014	Eff Age 9		
Valuation Summary		Modifier Total	RCN	Depr (1% Phys/ % Func)		RCNLD
Base Cost (10.33 x 1,056)		10,908	10,908	109		10,799