



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 02:21:44  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660000082 <b>Parcel ID</b> 20N15E-01-4-00000-000-0000 <b>Cadastral ID</b> 01-20-15-01700 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 3 <b>Tax Area</b> 4 - VERDIGRIS/VERD FIRE <b>Name ID</b> 297113 EDWARDS, PHYLLIS  TRUSTEE 25995 S GREGORY DR CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 25995 S GREGORY DR <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 1.01 - Acres <b>Sec/Twn/Rng</b> 1 / 20 / 15 / 4 <b>Neighborhood</b> 2015 - UNPLATTED <b>School District</b> S008 - VERDIGRIS SCHOOLS					<p>660000082_001.JPG 9/23/2025</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.23526972 -95.65591088 TR 6 DESC AS: S 220' W 200' E 408.70' SE SE SE																																																																																																																									
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Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1.01 <b>Non-Ag Acres</b> 1.0145 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 FLOOD ZONE 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 44,192.00 x .62 = 27,446 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 27,446		 <p>660000082_001.JPG 9/23/2025</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	20% Veneer, Masonry 80% Frame, Siding, Wood
<b>Base/Total Area</b>	1,490 / 1,490
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,490
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	552 Attached Garage - Finished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	1996 / 23

GRM Approach
<b>GRM Code</b> <b>Gross Rent</b> 0.00 <b>Indicated Value</b>

Multiple Regression
<b>MRA Code</b> 1 Test <b>Adusted R</b> 0.8445 <b>Indicated Value</b> 185,286 124.35 Per SqFt

Direct Comparables
<b>Selection Model</b> 1 Res <b>Adjustment Model</b> A2 AO Test <b>Comparables</b> <b>Indicated Value</b>

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	99.97	<b>Total Misc Impr</b>	+ 11,644	<b>Roofing Adj</b>	+ 4.52	<b>Garage Cost</b>	+ 18,580
<b>Subfloor Adj</b>	+ -1.16	<b>Total RCN</b>	= 215,371	<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 30%)</b>	- 64,611
<b>Plumbing Adj</b>	+ 9.46	<b>Lump Sums</b>	+ 0	<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 150,760
<b>Adj Base Cost</b>	= 124.26	<b>Lot Value</b>	+ 27,446	<b>Total Area</b>	x 1,490	<b>Indicated Value</b>	= 178,206
		<b>Value Per SqFt</b>	119.60	<b>Adjusted Cost</b>	= 185,147		

Value Reconciliation
<b>Selected Approach</b> Cost Approach <b>Improvements</b> 150,760 <b>Lot Value</b> 27,446 <b>Indicated Value</b> 178,206 119.60 Per SqFt <b>Agland Value</b> <b>Site Improvements</b> 1,011 <b>Total Value</b> 179,217 120.28 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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	212	15x9		135	23.82		3,216
PRCH	SLAB PORCH - COVERED	213	28x5		140	23.80		3,332



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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	1,490	1.000	1,490
2	G	5		13	Att Fin Gar	552	1.000	552
3	M	PRCH		13	SLBC	135	1.000	135
4	M	PRCH		13	SLBC	140	1.000	140
<b>Total Building Area</b>						1,490		1,490



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x8x6	Plank	Formed Metal	80
	Qual	2	Cond 3.5	Year 2005	Eff Age 15	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (51% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (25.80 x 80)		2,064		2,064 1,053		1,011