




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:21:46
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660000083 Parcel ID Cadastral ID 01-20-15-01800 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 157924 WRIGHT, SHERRY LYNN & DALE RAY WELLS 25852 S 4130 RD CLAREMORE OK 74019-0000 Parcel Location Situs 25852 S 4130 RD Subdivision Lot/Block / Parcel Size 1 - Acres Sec/Twn/Rng 1 / 20 / 15 / 4 Neighborhood 2015 - UNPLATTED School District S008 - VERDIGRIS SCHOOLS					 <p>660000083_003.JPG 9/24/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.23651220 -95.65524769 N 208.7' E 208.7' SE SE SE																																																																																																																									
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Date 04/17/2026
 Time 02:21:46
 Page 2

Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.0025 Topography Street Access Utilities Amenities LAND QUALITY 0 FLOOD ZONE 0 Method Square-Foot Base Lot Value 43,668.00 x .62 = 27,263 Factor Value Adjustments 1.0000 Lot Value 27,263		

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,856 / 1,856
Style	100% One Story
HVAC	100% Wall Furnace 1 Wall Air Conditioners (Count)
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	12 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	528 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1969 / 39

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	162,458	87.53	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	81.98	Total Misc Impr	+	23,415			
Roofing Adj	+ 3.81	Garage Cost	+	12,176			
Subfloor Adj	+ 2.43	Total RCN	=	214,472			
Heat/Cool Adj	+ 0.76	Depreciation (50%)	-	107,236			
Plumbing Adj	+ 7.40	Lump Sums	+	1,651			
Basement Adj	+ 0.00	RCNLD	=	108,887			
Adj Base Cost	= 96.38	Lot Value	+	27,263			
Total Area	x 1,856	Indicated Value	=	136,150			
Adjusted Cost	= 178,881	Value Per SqFt		73.36			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	108,887		
Lot Value	27,263		
Indicated Value	136,150	73.36	Per SqFt
Agland Value			
Site Improvements	7,339		
Total Value	143,489	77.31	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	216	16x4		64	21.09		1,350
EPSW	ENCLOSED PORCH - SOLID WALL	217	26x16		416	53.04		22,065
WODO	Wood Deck - Open	173844	8x8		64	25.79		1,651



Rogers

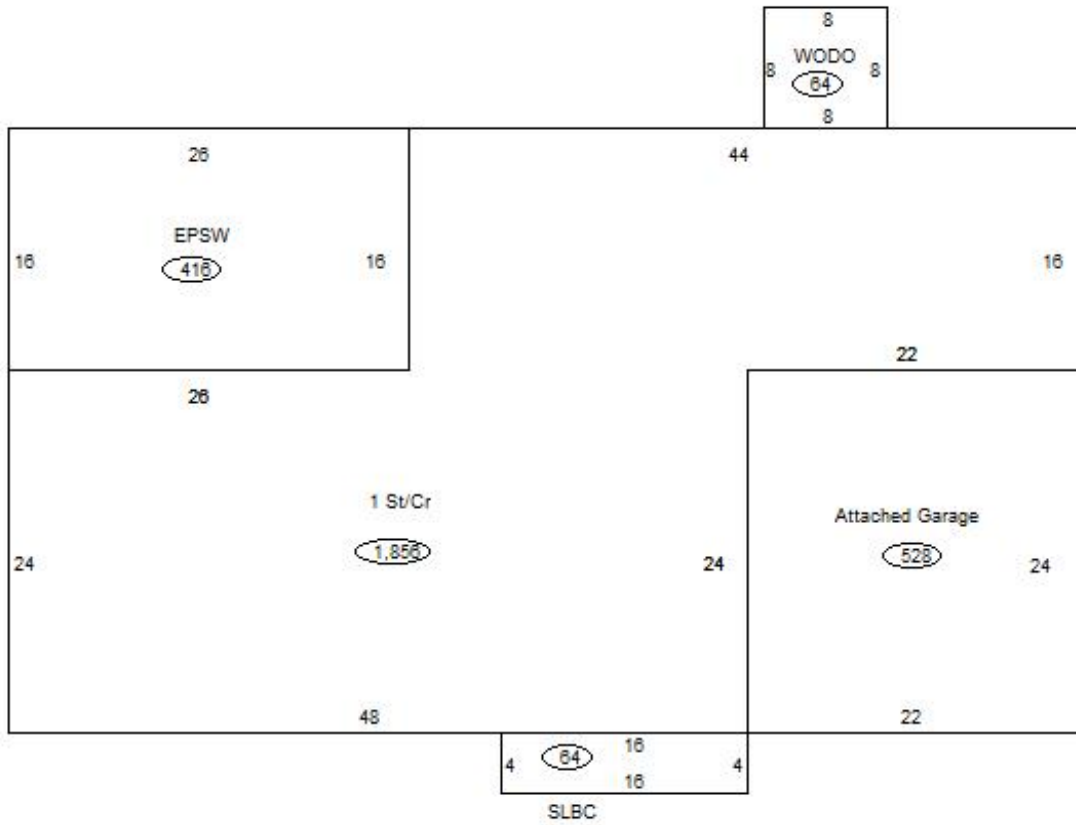
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 Time 02:21:46
 Page 3

Sketch Image

66000083



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,856	1.000	1,856
2	G	1		13	Attached Garage	528	1.000	528
3	M	PRCH		13	SLBC	64	1.000	64
4	M	EPSW		13	EPSW	416	1.000	416
5	M	WODO		13	WODO	64	1.000	64
Total Building Area						1,856		1,856



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 Page 4

660000083

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	22x20x8	Plank	Composition Shingle	440
	Qual	2	Cond 3	Year 2005	Eff Age 16	
	Warm & Cooled Air		Total Area	16		4,349
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
Base Cost (16.26 x 440)		7,154	4,349	11,503	5,982	5,521
	PATC	Patio - Covered	0x0x0	Concrete	Composition Shingle	400
	Qual	1	Cond 1	Year 2005	Eff Age 29	
	Valuation Summary		Modifier Total	RCN	Depr (76% Phys/ % Func)	RCNLD
	Base Cost (10.91 x 400)		4,364	4,364	3,317	1,047
	GZBO	Gazebo - NCV	10x12x8	Base		120
	Qual	1	Cond 1	Year 2005	Eff Age 29	
	Valuation Summary		Modifier Total	RCN	Depr (76% Phys/ % Func)	RCNLD
	Base Cost (26.76 x 120)		3,211	3,211	2,440	771