



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660000086 Parcel ID 20N15E-01-4-00000-000-0000 Cadastral ID 01-20-15-02100 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 216294 HANCOCK, JAMES ARTHUR & MARY DELORIS 25502 S 4130 RD CLAREMORE OK 74019-0000 Parcel Location Situs 25502 S 4130 RD Subdivision Lot/Block / Parcel Size 2 - Acres Sec/Twn/Rng 1 / 20 / 15 / 4 Neighborhood 2015 - UNPLATTED School District S008 - VERDIGRIS SCHOOLS					<p>660000086_001.JPG 9/24/2025</p>																																																																																																																				
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Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
Lot Size Lot Count Units Buildable 2 Non-Ag Acres 1.9697 Topography Street Access Utilities Amenities LAND QUALITY 0 FLOOD ZONE 0 Method Square-Foot Base Lot Value 85,800.00 x .49 = 42,009 Factor Value Adjustments 1.0000 Lot Value 42,009		

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,508 / 1,508
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,508
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	462 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1970 / 38

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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	153,284	101.65	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	104.16	Total Misc Impr	+ 15,818				
Roofing Adj	+ 4.40	Garage Cost	+ 16,207				
Subfloor Adj	+ -1.15	Total RCN	= 225,381				
Heat/Cool Adj	+ 11.47	Depreciation (47%)	- 105,929				
Plumbing Adj	+ 9.34	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 119,452				
Adj Base Cost	= 128.22	Lot Value	+ 42,009				
Total Area	x 1,508	Indicated Value	= 161,461				
Adjusted Cost	= 193,356	Value Per SqFt	107.07				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	119,452		
Lot Value	42,009		
Indicated Value	161,461	107.07	Per SqFt
Agland Value			
Site Improvements	1,783		
Total Value	163,244	108.25	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
SHLT	STORM SHELTER	0		1	1	0.00		
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PRCH	Porch	226	25x4		100	23.95		2,395
PRCH	Porch	227	30x12		360	23.13		8,327



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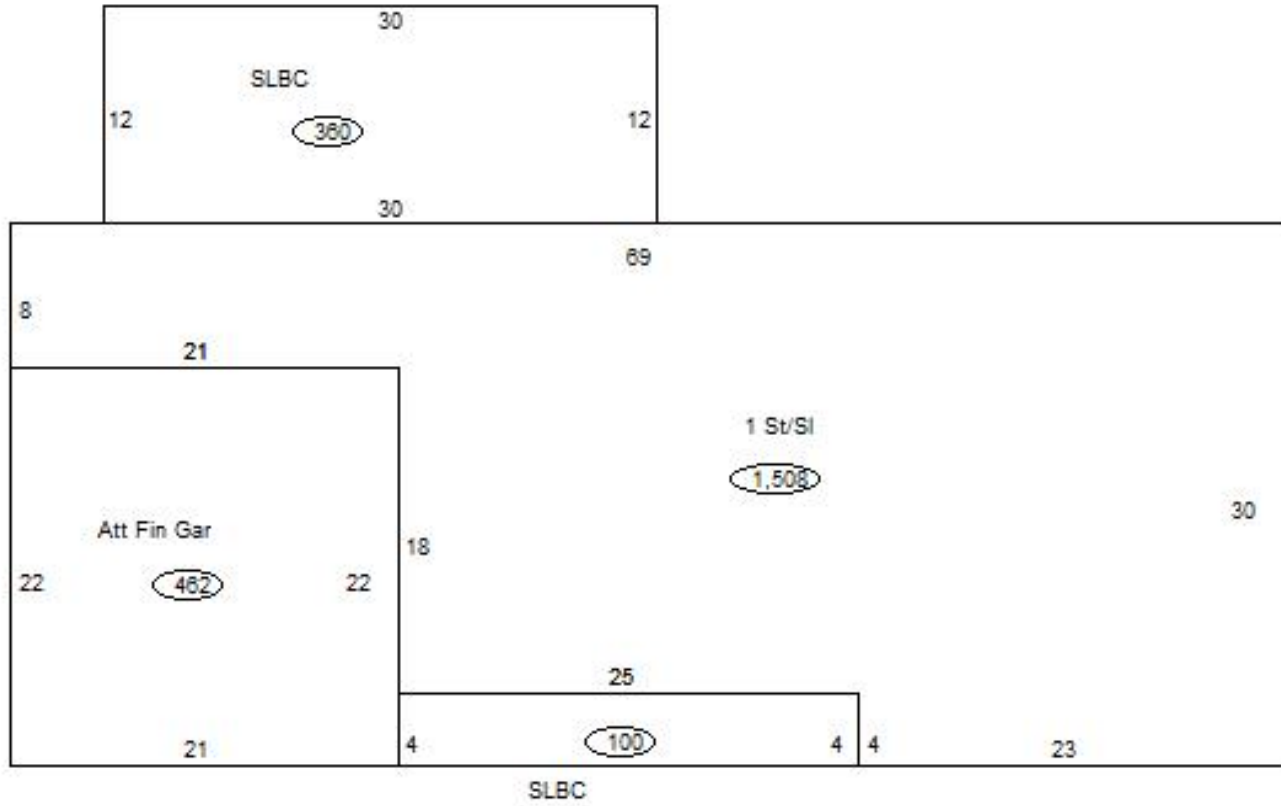
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Sketch Image

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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	1,508	1.000	1,508
2	G	5		13	Att Fin Gar	462	1.000	462
3	M	PRCH		13	SLBC	100	1.000	100
4	M	PRCH		13	SLBC	360	1.000	360
Total Building Area						1,508		1,508



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small	16x12x8	Plank	Composition Shingle	192	
	Qual	2	Cond 3.5	Year 2005	Eff Age 15		
		Valuation Summary	Modifier Total	RCN	Depr (51% Phys/ % Func)	RCNLD	
		Base Cost (18.95 x 192)	3,638		3,638	1,855	1,783