



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	660000095				<p>660000095_001.JPG 9/24/2025</p>																			
Parcel ID	20N15E-01-1-00000-000-0000																							
Cadastral ID	01-20-15-03100																							
Property Type	REAL - Real Property																							
Property Class	UR	VI Area	3																					
Tax Area	80 - VERDIGRIS TOWN/ VERDIGRI																							
Name ID	334777																							
EARLY, GEORGE J & SANDRA J REVOCABLE LIVING TRUST 25306 S 4130 RD CLAREMORE OK 74019-0000																								
Parcel Location																								
Situs	25306 S 4130 RD																							
Subdivision																								
Lot/Block	/	Parcel Size	2.5 - Acres																					
Sec/Twn/Rng	1 / 20 / 15 / 1																							
Neighborhood	2015 - UNPLATTED																							
School District	S008 - VERDIGRIS SCHOOLS																							
Legal Description Lat/Long: 36.24525113 -95.65569712																								
TR DESC AS COMM SE/C NE; N00.0150E 996.08' TO POB; N00.0150E 223.30'; n89.5810w 487.70'; s00.0150w 223.30'; s89.5810e 487.70' TO POB																								
Building Permits																								
<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount															
Number	Description	Opened	Closed	Amount																				
Exemptions																								
Code	Type	Active	Maximum	Exemption																				
H	Homestead	Yes	1,000	1,000																				
Sale History																								
Bk/Pg	Grantor	Date	Price	Code																				
/	EARLY, GEORGE J &	10/18/2021	0	4																				
/	EARLY, GEORGE J & SANDRA J	06/15/2021	0	4																				
/	EARLY, GEORGE & SANDRA J	04/20/2021	0	4																				
2528/120	EARLY, GEORGE J &	12/21/2015	0	4																				
2499/834	EARLY, SANDRA J	04/09/2015	0	4																				
Parcel Valuation																								
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax																
Remove Cap	0	Land Value	47,916	18,630	11%	2,049	Assessed	8,515																
Year Frozen	2022	Improvements	124,467	58,782		6,466	Penalty	0																
Uncapped Value	16,997	Mobile Home	0	0		0	Exemption	1,000																
TIF Project ID	0	Total Value	172,383	77,412		8,515	Total Taxable	7,515																
Assessment History																								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																	
2025	2025-660000095	EARLY, GEORGE J &	80	148,450	1000	5,646	604.00																	
2024	2024-660000095	EARLY, GEORGE J &	80	155,484	1000	5,645	551.00																	
2023	2023-660000095	EARLY, GEORGE J &	80	141,964	1000	5,646	543.00																	
2022	2022-660000095	EARLY, GEORGE J &	80	127,998	1000	5,645	552.00																	
2021	2021-660000095	EARLY, GEORGE J &	80	106,177	0	5,962	558.00																	
2020	2020-660000095	EARLY, GEORGE & SANDRA J	80	131,876	0	6,123	574.00																	
2019	2019-660000095	EARLY, GEORGE & SANDRA J	80	125,834	0	5,831	555.00																	
2018	2018-660000095	EARLY, GEORGE & SANDRA J	80	125,060	0	5,554	529.00																	
2017	2017-660000095	EARLY, GEORGE & SANDRA J	80	124,154	0	5,289	505.00																	
2016	2016-660000095	EARLY, GEORGE & SANDRA J	80	121,370	0	5,037	483.00																	
2015	2015-660000095	EARLY, GEORGE & SANDRA J	80	119,671	0	4,797	463.00																	
2014	2014-660000095	EARLY, SANDRA J	80	120,496	0	4,569	417.00																	
2013	2013-660000095	EARLY, SANDRA J	80	114,859	0	4,352	412.00																	



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Lot Data		Square-Foot - NBHD 2015 #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	
	FLOOD ZONE	0	
Method	Square-Foot		
Base Lot Value	108,900.00 x .44 = 47,916		
Factor Value			
Adjustments	1.0000		
Lot Value	47,916		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Vinyl
Base/Total Area	1,208 / 1,208
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.0 / 1.0
Basement Area	
Garage Type	532 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1985 / 31

Cost Approach		Manual : 01/2025	
Base Cost	103.09	Total Misc Impr	+ 9,605
Roofing Adj	+ 4.55	Garage Cost	+ 18,056
Subfloor Adj	+ 1.15	Total RCN	= 182,152
Heat/Cool Adj	+ 11.47	Depreciation (41%)	- 74,682
Plumbing Adj	+ 7.63	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 107,470
Adj Base Cost	= 127.89	Lot Value	+ 47,916
Total Area	x 1,208	Indicated Value	= 155,386
Adjusted Cost	= 154,491	Value Per SqFt	128.63

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	170,261	140.94	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	107,470		
Lot Value	47,916		
Indicated Value	155,386	128.63	Per SqFt
Agland Value			
Site Improvements	16,997		
Total Value	172,383	142.70	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	243	17x6		102	23.95		2,443
PRCH	SLAB PORCH - COVERED	244	12x10		120	23.88		2,866
CPDT	Carport - Detached	173796	20x20		400	10.74		4,296

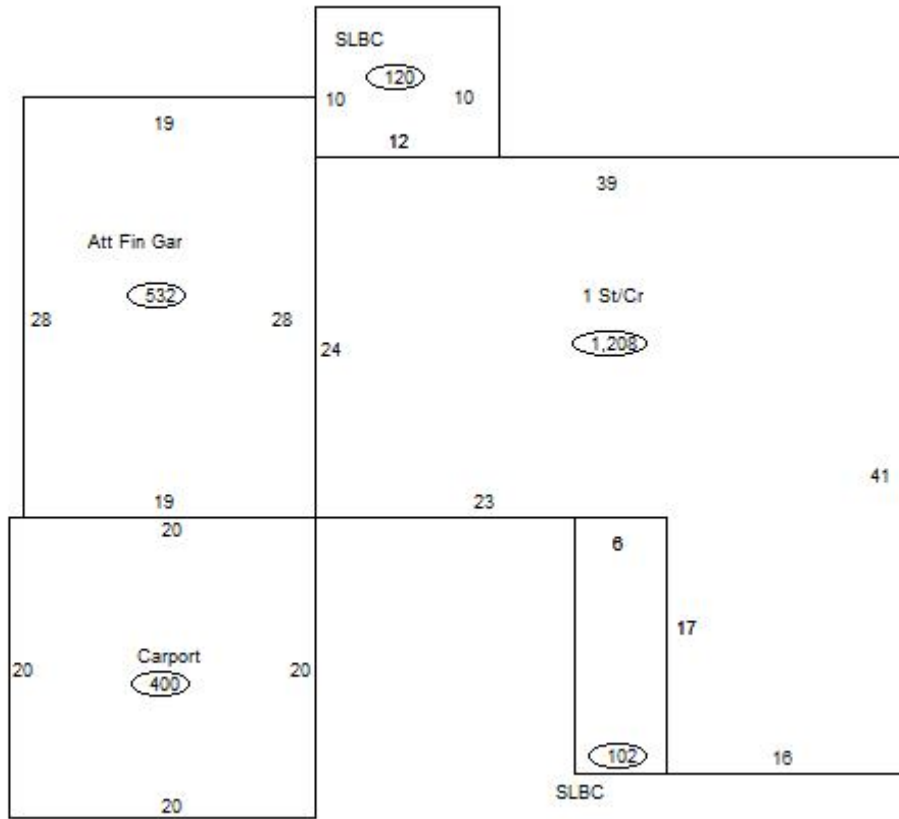


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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,208	1.000	1,208
2	G	5		13	Att Fin Gar	532	1.000	532
3	M	PRCH		13	SLBC	102	1.000	102
4	M	PRCH		13	SLBC	120	1.000	120
5	G	4		13	Carport	400	1.000	400
Total Building Area						1,208		1,208



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	22x25x8	Concrete	Formed Metal	550
	Qual 3	Cond 3	Year 2023	Eff Age 2		
		Valuation Summary	Modifier Total	RCN	Depr (3% Phys/ % Func)	RCNLD
		Base Cost (31.86 x 550)	17,523	17,523	526	16,997