



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	660000101				<p>660000101_001.JPG 9/24/2025</p>									
Parcel ID	20N15E-01-1-00000-000-0000													
Cadastral ID	01-20-15-03500													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	3											
Tax Area	80 - VERDIGRIS TOWN/ VERDIGRI													
Name ID	330573													
WAGERS, LAUREN MARIE & JOHN														
25194 S 4130 RD CLAREMORE OK 74019-0000														
Parcel Location														
Situs	25194 S 4130 RD													
Subdivision														
Lot/Block	/	Parcel Size	1.58 - Acres											
Sec/Twn/Rng	1 / 20 / 15 / 1													
Neighborhood	2015 - UNPLATTED													
School District	S008 - VERDIGRIS SCHOOLS													
Legal Description Lat/Long: 36.24673737 -95.65516236														
TR IN NE NE BEG: AT A PT OF INTERSECT WITH ELY BOUND/L OF WILL ROGERS TPK W/E LINE NE, S 861.49' TO POB, W 173', N 418. 60' SELY 191.48', S 336.49' 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> </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										
/	FAY, JANICE SUE TRUSTEE	04/16/2020	120,000	17										
1010/615	BACON, HAROLYNE A	12/15/1995	8,000	No										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax						
Remove Cap	2021	Land Value	36,067	33,819	11%	3,720	Assessed	18,430	1,919.15					
Year Frozen	0	Improvements	186,114	133,726		14,710	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-87.00					
TIF Project ID	0	Total Value	222,181	167,545		18,430	Total Taxable	17,430	1,832.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660000101	WAGERS, LAUREN MARIE &	80	162,666	1000	16,894	1,776.00							
2024	2024-660000101	WAGERS, LAUREN MARIE &	80	172,423	1000	16,503	1,592.00							
2023	2023-660000101	WAGERS, LAUREN MARIE &	80	157,726	1000	15,993	1,520.00							
2022	2022-660000101	WAGERS, LAUREN MARIE &	80	149,984	1000	15,498	1,500.00							
2021	2021-660000101	WAGERS, LAUREN MARIE &	80	157,136	0	17,285	1,618.00							
2020	2020-660000101	WAGERS, LAUREN MARIE &	80	162,623	1000	6,178	590.00							
2019	2019-660000101	FAY, JANICE SUE TRUSTEE	80	153,848	1000	5,969	579.00							
2018	2018-660000101	FAY, JANICE SUE TRUSTEE	80	153,127	1000	5,766	560.00							
2017	2017-660000101	FAY, JANICE SUE TRUSTEE	80	151,852	1000	5,569	543.00							
2016	2016-660000101	FAY, JANICE SUE TRUSTEE	80	147,915	1000	5,378	526.00							
2015	2015-660000101	FAY, JANICE SUE TRUSTEE	80	146,520	1000	5,192	512.00							
2014	2014-660000101	FAY, JANICE SUE TRUSTEE	80	149,016	1000	5,011	468.00							
2013	2013-660000101	FAY, JANICE SUE TRUSTEE	80	137,974	1000	4,836	468.00							



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Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0 FLOOD ZONE 0	
Method	Square-Foot	
Base Lot Value	68,824.00 x .52 = 36,067	
Factor Value		
Adjustments	1.0000	
Lot Value	36,067	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% Two Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,120 / 2,240
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	12 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	576 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1998 / 21

Cost Approach				Manual : 01/2025			
Base Cost	72.62	Total Misc Impr	+ 15,561				
Roofing Adj	+ 2.29	Garage Cost	+ 19,192				
Subfloor Adj	+ 0.60	Total RCN	= 244,887				
Heat/Cool Adj	+ 11.47	Depreciation (27%)	- 66,119				
Plumbing Adj	+ 6.83	Lump Sums	+ 5,936				
Basement Adj	+ 0.00	RCNLD	= 184,704				
Adj Base Cost	= 93.81	Lot Value	+ 36,067				
Total Area	x 2,240	Indicated Value	= 220,771				
Adjusted Cost	= 210,134	Value Per SqFt	98.56				

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	236,232	105.46	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	184,704		
Lot Value	36,067		
Indicated Value	220,771	98.56	Per SqFt
Agland Value			
Site Improvements	1,410		
Total Value	222,181	99.19	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
BALW	Balcony - Wood	259	745		745	26.56	70%	5,936
PRCH	Porch	173765	28x25		700	22.23		15,561



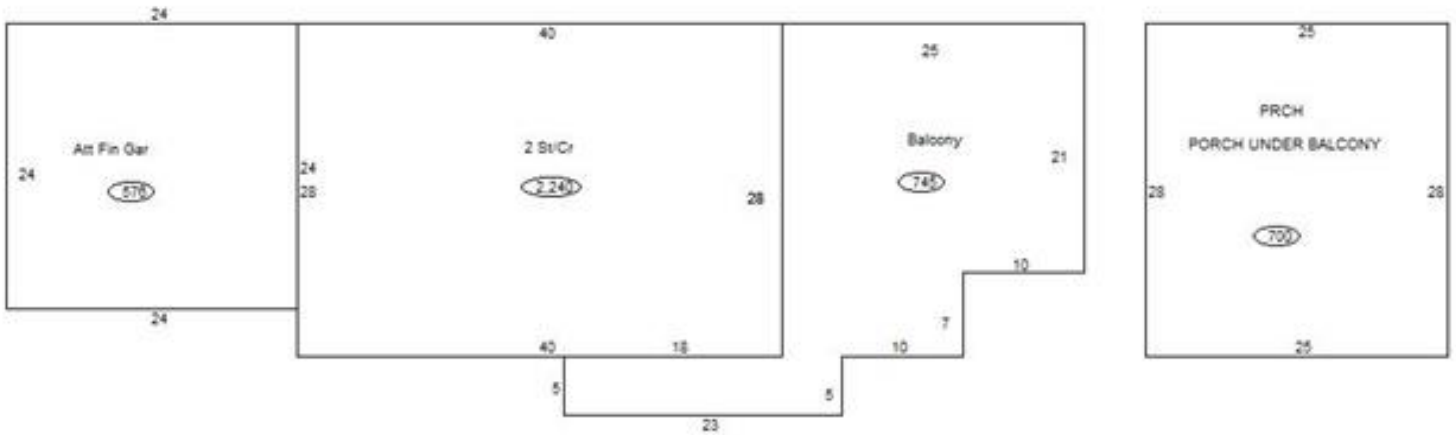
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	5		13	Att Fin Gar	576	1.000	576
2	R	2	Crawl	13	2 St/Cr	1,120	2.000	2,240
3	M	BALW		13	Balcoony	745	1.000	745
4	M	PRCH		13	PRCH	700	1.000	700
5	N	0		13	PORCH UNDER BALCONY		0.000	
Total Building Area						1,120		2,240



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x10x8	Plank	Composition Shingle	120
	Qual	2	Cond 3	Year 2011	Eff Age 11	
	Valuation Summary		Modifier Total	RCN	Depr (44% Phys/ % Func)	RCNLD
	Base Cost (20.98 x 120)		2,518	2,518	1,108	1,410
	PCPT	Carport - Portable	12x24x8	Dirt	Formed Metal	288
	Qual	2	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (53% Phys/ 100% Func)	RCNLD
	Base Cost (4.16 x 288)		1,198	1,198	1,198	