



# 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	660000102				<p>660000102_001.JPG 9/24/2025</p>									
Parcel ID	20N15E-01-1-00000-000-0000													
Cadastral ID	01-20-15-03510													
Property Type	REAL - Real Property													
Property Class	UR	VI Area 3												
Tax Area	80 - VERDIGRIS TOWN/ VERDIGRI													
Name ID	261301													
WILLIS, RANDY F														
25202 S 4130 RD CLAREMORE OK 74019-0000														
Parcel Location														
Situs	25202 S 4130 RD													
Subdivision														
Lot/Block	/	Parcel Size	1.96 - Acres											
Sec/Twn/Rng	1 / 20 / 15 / 1													
Neighborhood	2015 - UNPLATTED													
School District	S008 - VERDIGRIS SCHOOLS													
Legal Description Lat/Long: 36.24671267 -95.65647209														
TR IN NE NE BEG: AT PT INTERSECT OF ELY BOUND/L WILL ROGERS TPK W/ELY/ L NE, S 861.49' W 342', TO POB, N 451.76' TO ELY ROW/L TPK S 39-55 W 589', E 377.95' 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	Sale History									
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code					
					2721/845	WILLIS, RANDY F &	04/27/2006	0	4					
					996/115	FRISBIE, HEATH M & ANDREA D	07/14/1995	70,000	Yes					
					895/879	ERICKSON, KATHLEEN	10/02/1992	62,000	Yes					
					857/483			0	No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax						
Remove Cap	0	Land Value	41,861	39,934	11%	4,393	Assessed	15,563	1,620.60					
Year Frozen	0	Improvements	126,016	101,549		11,170	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-88.00					
TIF Project ID	0	Total Value	167,877	141,483		15,563	Total Taxable	14,563	1,533.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660000102	WILLIS, RANDY F	80	155,411	1000	14,110	1,486.00							
2024	2024-660000102	WILLIS, RANDY F	80	161,268	1000	13,670	1,320.00							
2023	2023-660000102	WILLIS, RANDY F	80	144,596	1000	13,243	1,261.00							
2022	2022-660000102	WILLIS, RANDY F	80	129,696	1000	12,425	1,204.00							
2021	2021-660000102	WILLIS, RANDY F	80	125,777	1000	12,034	1,136.00							
2020	2020-660000102	WILLIS, RANDY F	80	124,197	1000	11,655	1,103.00							
2019	2019-660000102	WILLIS, RANDY F	80	119,542	1000	11,286	1,086.00							
2018	2018-660000102	WILLIS, RANDY F	80	118,186	1000	10,929	1,052.00							
2017	2017-660000102	WILLIS, RANDY F &	80	117,382	1000	10,581	1,021.00							
2016	2016-660000102	WILLIS, RANDY F &	80	114,925	1000	10,244	992.00							
2015	2015-660000102	WILLIS, RANDY F &	80	112,753	1000	9,916	967.00							
2014	2014-660000102	WILLIS, RANDY F &	80	113,635	1000	9,599	887.00							
2013	2013-660000102	WILLIS, RANDY F &	80	105,673	1000	9,290	890.00							



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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> <b>Non-Ag Acres</b> 0 <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> 85,377.00 x .49 = 41,861 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 41,861		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Frame, Siding, Vinyl
<b>Base/Total Area</b>	1,207 / 1,207
<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>	1,207
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	402 Attached Garage - Finished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	1985 / 31

660000102_001.JPG	9/24/2025
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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>	159,420	132.08	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>	94.50	<b>Total Misc Impr</b>	+	7,031	
<b>Roofing Adj</b>	+ 4.26	<b>Garage Cost</b>	+	12,506	
<b>Subfloor Adj</b>	+ 0.00	<b>Total RCN</b>	=	163,810	
<b>Heat/Cool Adj</b>	+ 10.30	<b>Depreciation ( 43%)</b>	-	70,438	
<b>Plumbing Adj</b>	+ 10.47	<b>Lump Sums</b>	+	0	
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	93,372	
<b>Adj Base Cost</b>	= 119.53	<b>Lot Value</b>	+	41,861	
<b>Total Area</b>	x 1,207	<b>Indicated Value</b>	=	135,233	
<b>Adjusted Cost</b>	= 144,273	<b>Value Per SqFt</b>		112.04	

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	93,372		
<b>Lot Value</b>	41,861		
<b>Indicated Value</b>	135,233	112.04	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	32,644		
<b>Total Value</b>	167,877	139.09	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	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	262	4x4		16	21.24		340
PATO	Patio - Open	263	20x12		240	8.81		2,114



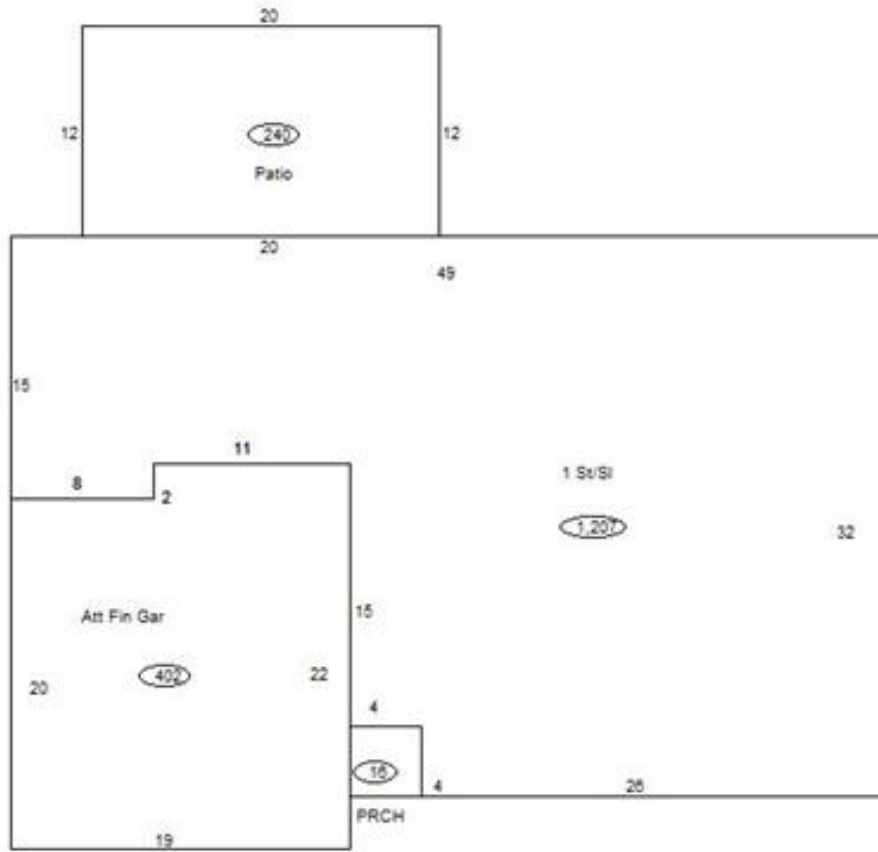
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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	1,207	1.000	1,207
2	G	5		10	Att Fin Gar	402	1.000	402
3	M	PRCH		10	PRCH	16	1.000	16
4	M	PATO		10	Patio	240	1.000	240
<b>Total Building Area</b>						1,207		1,207



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable NCV	18x20x6	Gravel	Formed Metal	360
	Qual	2	Cond 3	Year 2013	Eff Age 10	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (43% Phys/ 100% Func) RCNLD</b>	
	Base Cost (4.16 x 360)		1,498	1,498	1,498	
	UTIL	SHOP BUILDING	32x40x18	Concrete	Formed Metal	1,280
	Qual	2	Cond 3	Year 2010	Eff Age 12	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func) RCNLD</b>	
	Base Cost (32.39 x 1,280)		41,459	41,459	10,365	31,094
	SHDS	Shed - Small	12x12x8	Plank	Composition Shingle	144
	Qual	2	Cond 3	Year 2010	Eff Age 12	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (46% Phys/ % Func) RCNLD</b>	
	Base Cost (19.93 x 144)		2,870	2,870	1,320	1,550