




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660000113 <b>Parcel ID</b> 000000-00-0-00357-002-0002 <b>Cadastral ID</b> 01-20-15-03690 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 3 <b>Tax Area</b> 4 - VERDIGRIS/VERD FIRE <b>Name ID</b> 285402 MIDDLETON, KENNETH L &  PHYLLIS I CO TRUSTEES 25566 S 4130 RD CLAREMORE OK 74019-1093  <b>Parcel Location</b> <b>Situs</b> 25566 S 4130 RD <b>Subdivision</b> GREEN OASIS <b>Lot/Block</b> 0002 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 1 / 20 / 15 / 5 <b>Neighborhood</b> 1083 - R-V01-SW CLAREMORE <b>School District</b> S008 - VERDIGRIS SCHOOLS					 <p>660000113_001.JPG 9/24/2025</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.24100577 -95.65538620 LOT 2 BLOCK 2 GREEN OASIS																																																																																																																									
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Lot Data	Square-Foot - NBHD 1083 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 1.0754 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 46,846.00 x 1.55 = 72,531 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 72,531		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	90% Veneer, Masonry 10% Frame, Siding, Vinyl
<b>Base/Total Area</b>	1,618 / 1,618
<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>	1,618
<b>Fixture/RghIn</b>	13 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	552 Attached Garage - Finished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	1978 / 36

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> 230,986 142.76 Per SqFt

Direct Comparables
<b>Selection Model</b> A Adam Test <b>Adjustment Model</b> 1 2022 Residential <b>Comparables</b> 6 <b>Indicated Value</b> 217,260 Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	111.29	<b>Total Misc Impr</b>	+ 8,171	<b>Roofing Adj</b>	+ 4.90	<b>Garage Cost</b>	+ 21,572
<b>Subfloor Adj</b>	+ -2.31	<b>Total RCN</b>	= 252,639	<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 43%)</b>	- 108,635
<b>Plumbing Adj</b>	+ 11.24	<b>Lump Sums</b>	+ 0	<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 144,004
<b>Adj Base Cost</b>	= 137.76	<b>Lot Value</b>	+ 72,531	<b>Total Area</b>	x 1,618	<b>Indicated Value</b>	= 216,535
		<b>Value Per SqFt</b>	133.83	<b>Adjusted Cost</b>	= 222,896		

Value Reconciliation
<b>Selected Approach</b> Cost Approach <b>Improvements</b> 144,004 <b>Lot Value</b> 72,531 <b>Indicated Value</b> 216,535 133.83 Per SqFt <b>Agland Value</b> <b>Site Improvements</b> 19,593 <b>Total Value</b> 236,128 145.94 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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	308	24x4		96	26.63		2,556
SLBC		309	24x12		288	0.00	80%	



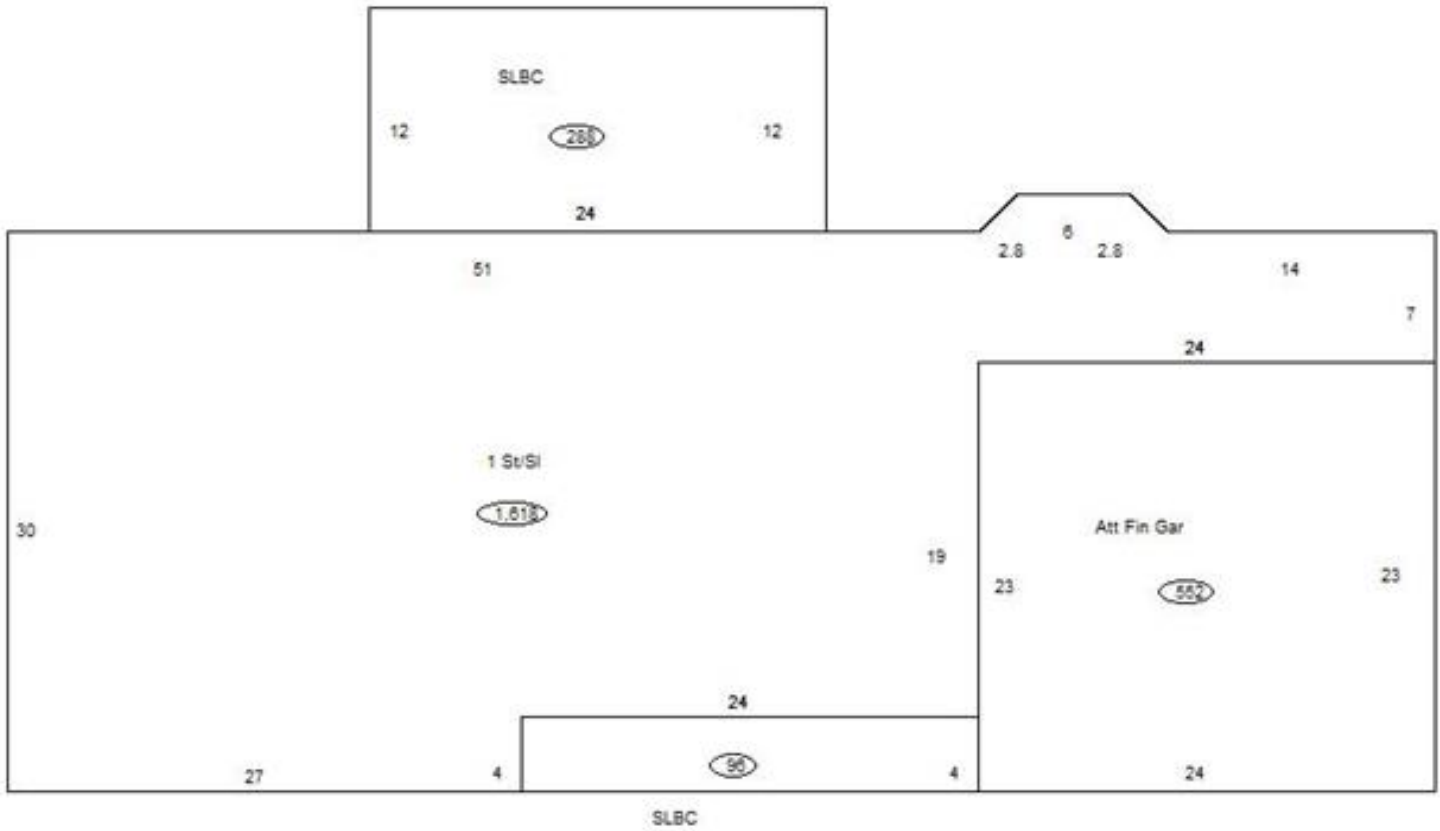
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Sketch Image

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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/SI	1,618	1.000	1,618
2	G	5		10	Att Fin Gar	552	1.000	552
3	M	PRCH		10	SLBC	96	1.000	96
4	M	SLBC		10	SLBC	288	1.000	288
<b>Total Building Area</b>						1,618		1,618



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	Utility Building	24x24x10	Concrete	Formed Metal	576	
	Qual	2	Cond 3	Year 2015	Eff Age 8		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (30.60 x 576)	17,626		17,626	2,644	14,982
	WODC	Wood Deck - Covered	10x10x8	Plank		100	
	Qual	3	Cond 3	Year 2015	Eff Age 8		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (44% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (45.03 x 100)	4,503		4,503	1,981	2,522
	WODO	Wood Deck - Open	5x10x0	Plank		50	
	Qual	3	Cond 3	Year 2015	Eff Age 8		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (44% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (29.62 x 50)	1,481		1,481	652	829
	SHDS	Shed - Small	8x12x8	Plank	Formed Metal	96	
	Qual	2	Cond 3.5	Year 2010	Eff Age 11		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (44% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (23.44 x 96)	2,250		2,250	990	1,260