



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 09:21:30
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Assessment Data					Primary Image																																																																																																																				
Account 660000118 Parcel ID 000000-00-0-00357-002-0007 Cadastral ID 01-20-15-03740 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 294107 MOORE, JOYCE A 25707 S DESERT TRAIL CLAREMORE OK 74019-0000 Parcel Location Situs 25707 S DESERT TRL Subdivision GREEN OASIS Lot/Block 0007 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 15 / 5 Neighborhood 1083 - R-V01-SW CLAREMORE School District S008 - VERDIGRIS SCHOOLS					<p>660000118_001.JPG 9/24/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.23922244 -95.65633447 LOT 7 BLOCK 2 GREEN OASIS																																																																																																																									
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Lot Data	Square-Foot - NBHD 1083 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.0526 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 45,850.00 x 1.58 = 72,332 Factor Value Adjustments 1.0000 Lot Value 72,332		 <p>660000118_001.JPG 9/24/2025</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Stone 10% Frame, Siding, Wood
Base/Total Area	1,396 / 1,396
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,396
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	554 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1978 / 36

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 194,644 139.43 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 6 Indicated Value 197,350 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	115.36	Total Misc Impr	+ 24,900	Roofing Adj	+ 4.86	Garage Cost	+ 21,634
Subfloor Adj	+ -2.30	Total RCN	= 244,305	Heat/Cool Adj	+ 12.64	Depreciation (43%)	- 105,051
Plumbing Adj	+ 11.11	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 139,254
Adj Base Cost	= 141.67	Lot Value	+ 72,332	Total Area	x 1,396	Indicated Value	= 211,586
		Value Per SqFt	151.57	Adjusted Cost	= 197,771		

Value Reconciliation
Selected Approach Cost Approach Improvements 139,254 Lot Value 72,332 Indicated Value 211,586 151.57 Per SqFt Agland Value Site Improvements 17,515 Total Value 229,101 164.11 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	328	26x4		104	26.60		2,766
EPSW	ENCLOSED PORCH - SOLID WALL	329	24x10		240	68.83		16,519



Rogers

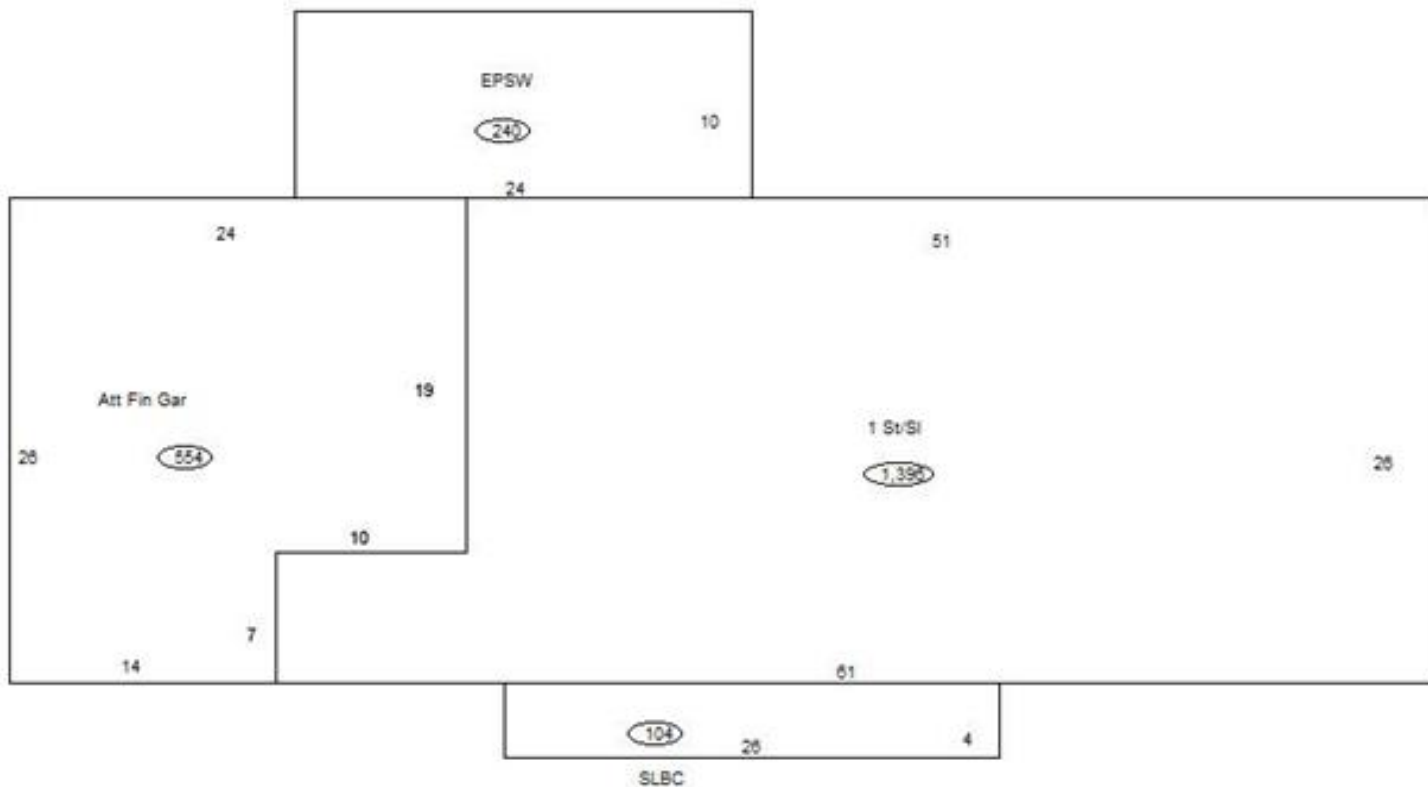
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Sketch Image

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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	1,396	1.000	1,396
2	G	5		10	Att Fin Gar	554	1.000	554
3	M	PRCH		10	SLBC	104	1.000	104
4	M	EPSW		10	EPSW	240	1.000	240
Total Building Area						1,396		1,396



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	24x30x10	Concrete	Formed Metal	720
	Qual 2	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary Base Cost (30.60 x 720) 22,032		Modifier Total	RCN 22,032	Depr (25% Phys/ % Func) 5,508	RCNLD 16,524
	SHDS	Shed - Small	10x8x6	Plank	Formed Metal	80
	Qual 2	Cond 3	Year 2005	Eff Age 16		
	Valuation Summary Base Cost (25.80 x 80) 2,064		Modifier Total	RCN 2,064	Depr (52% Phys/ % Func) 1,073	RCNLD 991