



# 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	660000120								
Parcel ID	000000-00-0-00357-002-0009								
Cadastral ID	01-20-15-03760								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area	3						
Tax Area	4 - VERDIGRIS/VERD FIRE								
Name ID	172624								
FLOYD, RANDY S									
25655 S DESERT TRL CLAREMORE OK 74019-0000									
Parcel Location									
Situs	25655 S DESERT TRL								
Subdivision	GREEN OASIS								
Lot/Block	0009 / 0002	Parcel Size	1 - Lots						
Sec/Twn/Rng	1 / 20 / 15 / 5								
Neighborhood	1083 - R-V01-SW CLAREMORE								
School District	S008 - VERDIGRIS SCHOOLS								
Legal Description Lat/Long: 36.24012014 -95.65634003									
Building Permits									
LOT 9 BLOCK 2 GREEN OASIS									
Exemptions									
Code	Type	Active	Maximum	Exemption	Sale History				
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	
Remove Cap	0	Land Value	72,098	38,082	11%	4,189	Assessed	14,393	1,498.77
Year Frozen	2024	Improvements	175,629	92,767		10,204	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-87.00
TIF Project ID	0	Total Value	247,727	130,849		14,393	Total Taxable	13,393	1,412.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660000120	FLOYD, RANDY S	4	229,342	1000	13,393	1,411.00		
2024	2024-660000120	FLOYD, RANDY S	4	250,562	1000	13,394	1,294.00		
2023	2023-660000120	FLOYD, RANDY S	4	166,051	1000	12,974	1,235.00		
2022	2022-660000120	FLOYD, RANDY S	4	168,309	1000	12,172	1,180.00		
2021	2021-660000120	FLOYD, RANDY S	4	176,950	1000	11,788	1,114.00		
2020	2020-660000120	FLOYD, RANDY S	4	174,113	1000	11,416	1,081.00		
2019	2019-660000120	FLOYD, RANDY S	4	167,235	1000	11,055	1,063.00		
2018	2018-660000120	FLOYD, RANDY S	4	174,097	1000	10,703	1,031.00		
2017	2017-660000120	FLOYD, RANDY S	4	172,461	1000	10,362	1,000.00		
2016	2016-660000120	FLOYD, RANDY S	4	168,271	1000	10,032	972.00		
2015	2015-660000120	FLOYD, RANDY S	4	163,426	1000	9,711	948.00		
2014	2014-660000120	FLOYD, RANDY S	4	164,827	1000	9,399	869.00		
2013	2013-660000120	FLOYD, RANDY S	4	149,605	1000	9,096	872.00		



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Lot Data	Square-Foot - NBHD 1083 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0257	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	44,678.00 x 1.61 = 72,098	
Factor Value		
Adjustments	1.0000	
Lot Value	72,098	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	1,766 / 1,766
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,766
Fixture/RghIn	13 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	586 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1981 / 34

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	226,900	128.48	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	246,620		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	109.49	Total Misc Impr	+	12,904			
Roofing Adj	+ 4.82	Garage Cost	+	22,567			
Subfloor Adj	+ -2.31	Total RCN	=	273,775			
Heat/Cool Adj	+ 12.64	Depreciation ( 42%)	-	114,986			
Plumbing Adj	+ 10.30	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	158,789			
Adj Base Cost	= 134.94	Lot Value	+	72,098			
Total Area	x 1,766	Indicated Value	=	230,887			
Adjusted Cost	= 238,304	Value Per SqFt		130.74			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	158,789		
Lot Value	72,098		
Indicated Value	230,887	130.74	Per SqFt
Agland Value			
Site Improvements	16,840		
Total Value	247,727	140.28	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	337	24x6		144	26.48		3,813
PATC	Patio - Covered	338	186		186	18.69		3,476



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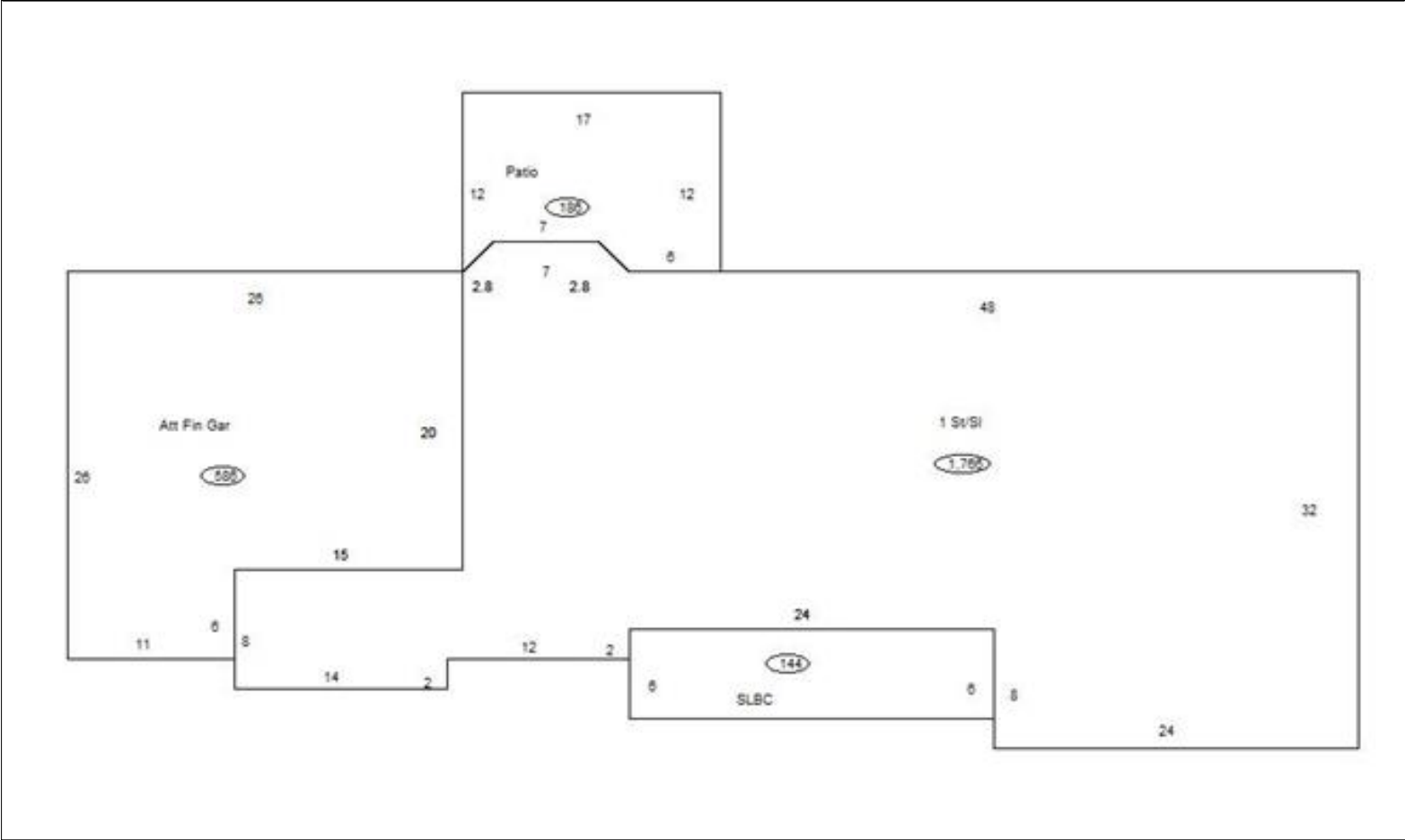
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Sketch Image

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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	1,766	1.000	1,766
2	G	5		10	Att Fin Gar	586	1.000	586
3	M	PRCH		10	SLBC	144	1.000	144
4	M	PATC		10	Patio	186	1.000	186
<b>Total Building Area</b>						<b>1,766</b>		<b>1,766</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPRV	Carport - RV	22x42x14	Gravel	Formed Metal	924
	Qual	3.5	Cond 3	Year 2018	Eff Age 6	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (37% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (9.44 x 924)		8,723	8,723	3,228	5,495
	SHDS	Shed - Small	20x12x8	Plank	Composition Shingle	240
	Qual	2	Cond 3	Year 2015	Eff Age 8	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (37% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (18.16 x 240)		4,358	4,358	1,612	2,746
	GRDT	Garage - Detached	24x30x10	Concrete	Formed Metal	720
	Qual	2	Cond 3	Year 2008	Eff Age 14	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (31% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (17.31 x 720)		12,463	12,463	3,864	8,599