Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data

Account 660000121
Parcel ID 000000-00-0-00357-002-0010
Cadastral ID 01-20-15-03770
Property Type REAL - Real Property
Property Class RRP **VI Area** 3
Tax Area 4 - VERDIGRIS/VERD FIRE
Name ID 278473
MCKINNEY, JOHN P & GAIL L

25615 S DESERT TRL
CLAREMORE OK 74019-0000

Parcel Location

Situs 25615 S DESERT TRL
Subdivision GREEN OASIS
Lot/Block 0010 / 0002 **Parcel Size** 1 - Lots
Sec/Twn/Rng 1 / 20 / 15 / 5
Neighborhood 1083 - R-V01-SW CLAREMORE
School District S008 - VERDIGRIS SCHOOLS

Primary Image

660000121_001.JPG 9/24/2025

Legal Description

Lat/Long: 36.24056048 -95.65634614

LOT 10 BLOCK 2 GREEN OASIS

Building Permits

Number	Description	Opened	Closed	Amount
R2015 08 28	R16-NEW 30X40 1200 SQ FT POLE BAI	12/2015	01/2016	15,600

Exemptions

Code	Type	Active	Maximum	Exemption
H	Homestead	Yes		1,000

Sale History

Bk/Pg	Grantor	Date	Price	Code
1340/310	CRUSE, LESTER L &	12/13/2001	140,000	YES
969/215	PINSON, JAMES P	09/22/1994	90,000	Yes

Parcel Valuation

Source	REAL
Remove Cap	2002
Year Frozen	0
Uncapped Value	0
TIF Project ID	0

	Fair Cash	Capped	Asmnt Level	Assessed
Land Value	71,922	31,319	11%	3,445
Improvements	189,285	155,174		17,069
Mobile Home	0	0		0
Total Value	261,207	186,493		20,514

Levy Rate	104.132	Current Tax
Assessed	20,514	2,136.16
Penalty	0	
Exemption	1,000	-87.00
Total Taxable	19,514	2,049.00

Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660000121	MCKINNEY, JOHN P & GAIL L	4	233,931	1000	18,917	1,986.00
2024	2024-660000121	MCKINNEY, JOHN P & GAIL L	4	253,502	1000	18,336	1,768.00
2023	2023-660000121	MCKINNEY, JOHN P & GAIL L	4	170,669	1000	17,774	1,688.00
2022	2022-660000121	MCKINNEY, JOHN P & GAIL L	4	171,197	1000	17,832	1,724.00
2021	2021-660000121	MCKINNEY, JOHN P & GAIL L	4	185,438	1000	19,398	1,826.00
2020	2020-660000121	MCKINNEY, JOHN P & GAIL L	4	184,192	1000	18,833	1,776.00
2019	2019-660000121	MCKINNEY, JOHN P & GAIL L	4	175,053	1000	18,256	1,749.00
2018	2018-660000121	MCKINNEY, JOHN P & GAIL L	4	181,108	1000	18,922	1,813.00
2017	2017-660000121	MCKINNEY, JOHN P & GAIL L	4	178,948	1000	18,684	1,796.00
2016	2016-660000121	MCKINNEY, JOHN P & GAIL L	4	175,038	1000	18,116	1,746.00
2015	2015-660000121	MCKINNEY, JOHN P & GAIL L	4	152,460	1000	15,685	1,525.00
2014	2014-660000121	MCKINNEY, JOHN P & GAIL L	4	155,232	1000	15,199	1,399.00
2013	2013-660000121	MCKINNEY, JOHN P & GAIL L	4	142,974	1000	14,727	1,405.00

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Lot Data

Square-Foot - NBHD 1083 #1

Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0056	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
		0
Method	Square-Foot	
Base Lot Value	43,802.00 x 1.64 = 71,922	
Factor Value		
Adjustments	1.0000	
Lot Value	71,922	

Primary Image

660000121_001.JPG 9/24/2025

Residential Data

Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,728 / 1,728
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,728
Fixture/Rghln	13 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	484 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	234,458	135.68	**Per SqFt**

Direct Comparables

Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	249,230		**Per SqFt**

Cost Approach

Manual : 01/2025

Base Cost		108.34	**Total Misc Impr**	+	12,567
Roofing Adj	+	4.74	**Garage Cost**	+	19,457
Subfloor Adj	+	-2.34	**Total RCN**	=	263,403
Heat/Cool Adj	+	12.64	**Depreciation (43%)**	-	113,263
Plumbing Adj	+	10.52	**Lump Sums**	+	0
Basement Adj	+	0.00	**RCNLD**	=	150,140
Adj Base Cost	=	133.90	**Lot Value**	+	71,922
Total Area	x	1,728	**Indicated Value**	=	222,062
Adjusted Cost	=	231,379	**Value Per SqFt**		128.51

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	150,140		
Lot Value	71,922		
Indicated Value	222,062	128.51	**Per SqFt**
Agland Value			
Site Improvements	39,145		
Total Value	261,207	151.16	**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	341	44		44	26.79		1,179
PRCH	SLAB PORCH - COVERED	342	22x10		220	26.24		5,773

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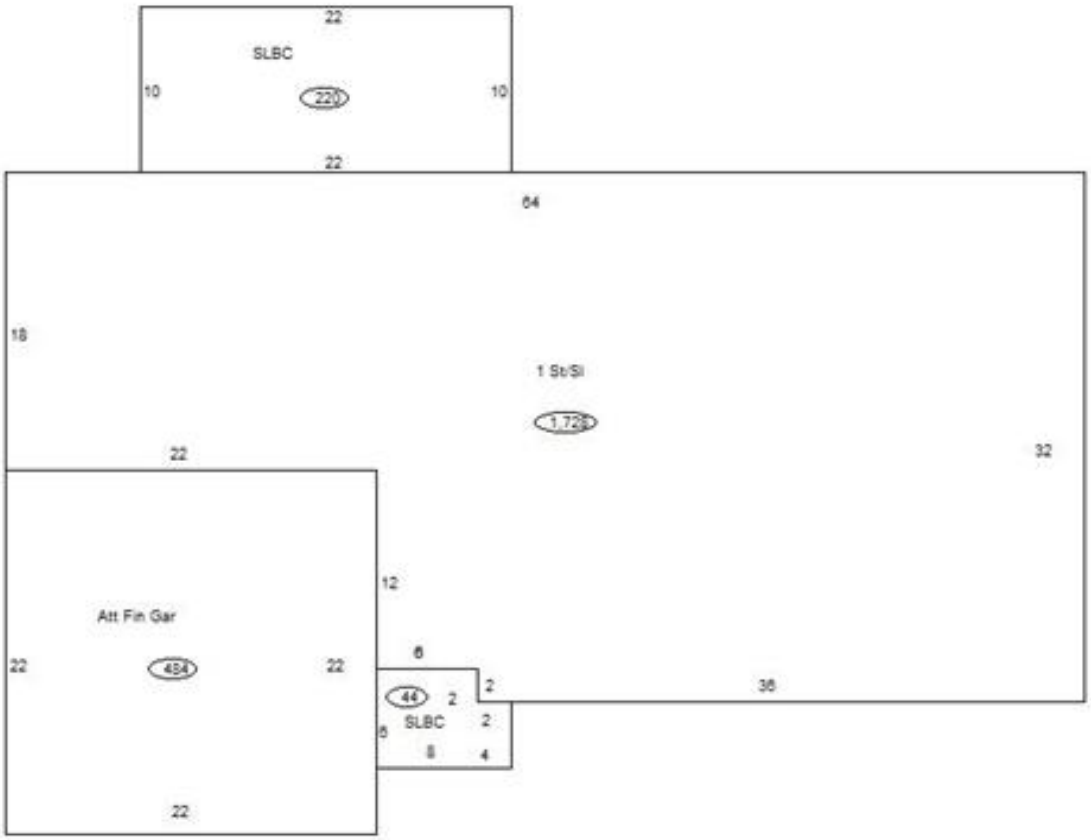
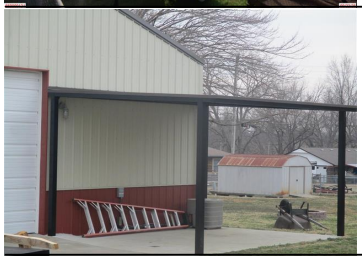
Sketch Image 660000121



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	1,728	1.000	1,728
2	G	5		10	Att Fin Gar	484	1.000	484
3	M	PRCH		10	SLBC	44	1.000	44
4	M	PRCH		10	SLBC	220	1.000	220
					Total Building Area	1,728		1,728

Outbuildings/Site Improvements 660000121

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	16x30x8	Plank	Composition Shingle	480
	Qual 2	**Cond** 3	**Year** 2017	**Eff Age** 7		
	Valuation Summary		**Modifier Total**	**RCN**	**Depr (32% Phys/ % Func)**	**RCNLD**
	Base Cost (16.00 x 480)	7,680		7,680	2,458	5,222
	UTIL	SHOP BUILDING	30x40x10	Concrete	Formed Metal	1,200
	Qual 2	**Cond** 2	**Year** 2015	**Eff Age** 11		
	Valuation Summary		**Modifier Total**	**RCN**	**Depr (22% Phys/ % Func)**	**RCNLD**
	Base Cost (31.11 x 1,200)	37,332		37,332	8,213	29,119
	LNTO	Lean To - Attached	14x10x10	Concrete	Formed Metal	140
	Qual 3	**Cond** 3	**Year** 2015	**Eff Age** 8		
	Valuation Summary		**Modifier Total**	**RCN**	**Depr (43% Phys/ % Func)**	**RCNLD**
	Base Cost (13.12 x 140)	1,837		1,837	790	1,047
	LNTO	Lean To - Attached	30x10x6	Concrete	Formed Metal	300
	Qual 2	**Cond** 3	**Year** 2015	**Eff Age** 8		
	Valuation Summary		**Modifier Total**	**RCN**	**Depr (43% Phys/ % Func)**	**RCNLD**
	Base Cost (12.41 x 300)	3,723		3,723	1,601	2,122
	SHDS	Shed - Small	14x10x8	Plank	Formed Metal	140
	Qual 2	**Cond** 3	**Year** 2011	**Eff Age** 11		
	Valuation Summary		**Modifier Total**	**RCN**	**Depr (44% Phys/ % Func)**	**RCNLD**
	Base Cost (20.86 x 140)	2,920		2,920	1,285	1,635