



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 01:56:47  
Page 1

Assessment Data					Primary Image				
Account	660000123				<p>660000123_001.JPG 9/24/2025</p>				
Parcel ID	000000-00-0-00357-002-0012								
Cadastral ID	01-20-15-03790								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area	3						
Tax Area	4 - VERDIGRIS/VERD FIRE								
Name ID	338231								
ADAMS, FRANK E JR & CHERL L									
25555 DESERT TRAIL CLAREMORE OK 74019-0000									
Parcel Location									
Situs	25555 S DESERT TRL								
Subdivision	GREEN OASIS								
Lot/Block	0012 / 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	Lot/Long: 36.24144492 -95.65636607				Building Permits				
LOT 12 BLOCK 2 GREEN OASIS					Number	Description	Opened	Closed	Amount
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	/	MORETON, BRANDON & COY, SANDRA A	04/21/2022	227,000	YES
					812/743		08/29/2019	157,500	YES
								54,500	No
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	
Remove Cap	2023	Land Value	72,303	72,303	11%	7,953	Assessed	25,346	2,639.33
Year Frozen	2014	Improvements	158,120	158,120		17,393	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-87.00
TIF Project ID	0	Total Value	230,423	230,423		25,346	Total Taxable	24,346	2,552.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660000123	ADAMS, FRANK E JR &	4	224,721	1000	23,719	2,487.00		
2024	2024-660000123	ADAMS, FRANK E JR &	4	242,001	1000	24,719	2,380.00		
2023	2023-660000123	ADAMS, FRANK E JR &	4	227,000	0	24,970	2,357.00		
2022	2022-660000123	ADAMS, FRANK E JR &	4	173,097	1000	17,339	1,677.00		
2021	2021-660000123	MORETON, BRANDON &	4	161,863	1000	16,805	1,583.00		
2020	2020-660000123	MORETON, BRANDON &	4	159,424	1000	16,537	1,562.00		
2019	2019-660000123	MORETON, BRANDON &	4	119,196	1000	7,741	748.00		
2018	2018-660000123	COY, SANDRA A	4	123,803	1000	7,741	748.00		
2017	2017-660000123	COY, SANDRA A	4	122,869	1000	7,741	750.00		
2016	2016-660000123	COY, SANDRA A	4	119,966	1000	7,740	752.00		
2015	2015-660000123	COY, SANDRA A	4	118,102	1000	7,741	758.00		
2014	2014-660000123	COY, SANDRA A	4	119,067	1000	7,741	718.00		
2013	2013-660000123	COY, SANDRA A	4	109,959	1000	7,486	719.00		



# Rogers

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Date 04/17/2026  
Time 01:56:47  
Page 2

Lot Data		Square-Foot - NBHD 1083 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	1.0493							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY					0	0	
Method	Square-Foot							
Base Lot Value	45,706.00 x 1.58 = 72,303							
Factor Value								
Adjustments	1.0000							
Lot Value	72,303							
<b>Residential Data</b>				660000123_001.JPG 9/24/2025				
Type	1 Single Family Residence			<b>GRM Approach</b>				
Condition	3 - Average			GRM Code				
Quality	3 - Average			Gross Rent 0.00				
Architecture	TRAD TRADITIONAL			Indicated Value				
Style	100% One Story			<b>Multiple Regression</b>				
Exterior Wall	60% Veneer, Masonry 40% Frame, Siding, Wood			MRA Code 1 Test				
Base/Total Area	1,308 / 1,308			Adusted R 0.8445				
Style	100% One Story			Indicated Value 178,335 136.34 Per SqFt				
HVAC	100% Warmed & Cooled Air			<b>Direct Comparables</b>				
Roof Cover	1 Composition Shingle			Selection Model A Adam Test				
Area on Slab	1,308			Adjustment Model 1 2022 Residential				
Fixture/RghIn	11 /			Comparables 3				
Bed/F/H Bath	3 / 2.0 /			Indicated Value 225,080 Per SqFt				
Basement Area				<b>Value Reconciliation</b>				
Garage Type	616 Attached Garage - Finished 2 Stalls			Selected Approach Cost Approach				
Remodel	RMA -			Improvements 156,911				
Year/Eff Age	1979 / 22			Lot Value 72,303				
<b>Cost Approach</b>		<b>Manual : 01/2025</b>		Indicated Value 229,214 175.24 Per SqFt				
Base Cost	108.98	Total Misc Impr	+ 10,549	Agland Value				
Roofing Adj	+ 4.91	Garage Cost	+ 23,500	Site Improvements 1,209				
Subfloor Adj	+ -2.31	Total RCN	= 212,042	Total Value 230,423 176.16 Total Value Per SqFt				
Heat/Cool Adj	+ 12.64	Depreciation ( 26%)	- 55,131					
Plumbing Adj	+ 11.86	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 156,911					
Adj Base Cost	= 136.08	Lot Value	+ 72,303					
Total Area	x 1,308	Indicated Value	= 229,214					
Adjusted Cost	= 177,993	Value Per SqFt	175.24					
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PATO	Patio - Open	350	12x10		120	11.29		1,355
PRCH	SLAB PORCH - COVERED	351	27x5		135	26.51		3,579



# Rogers

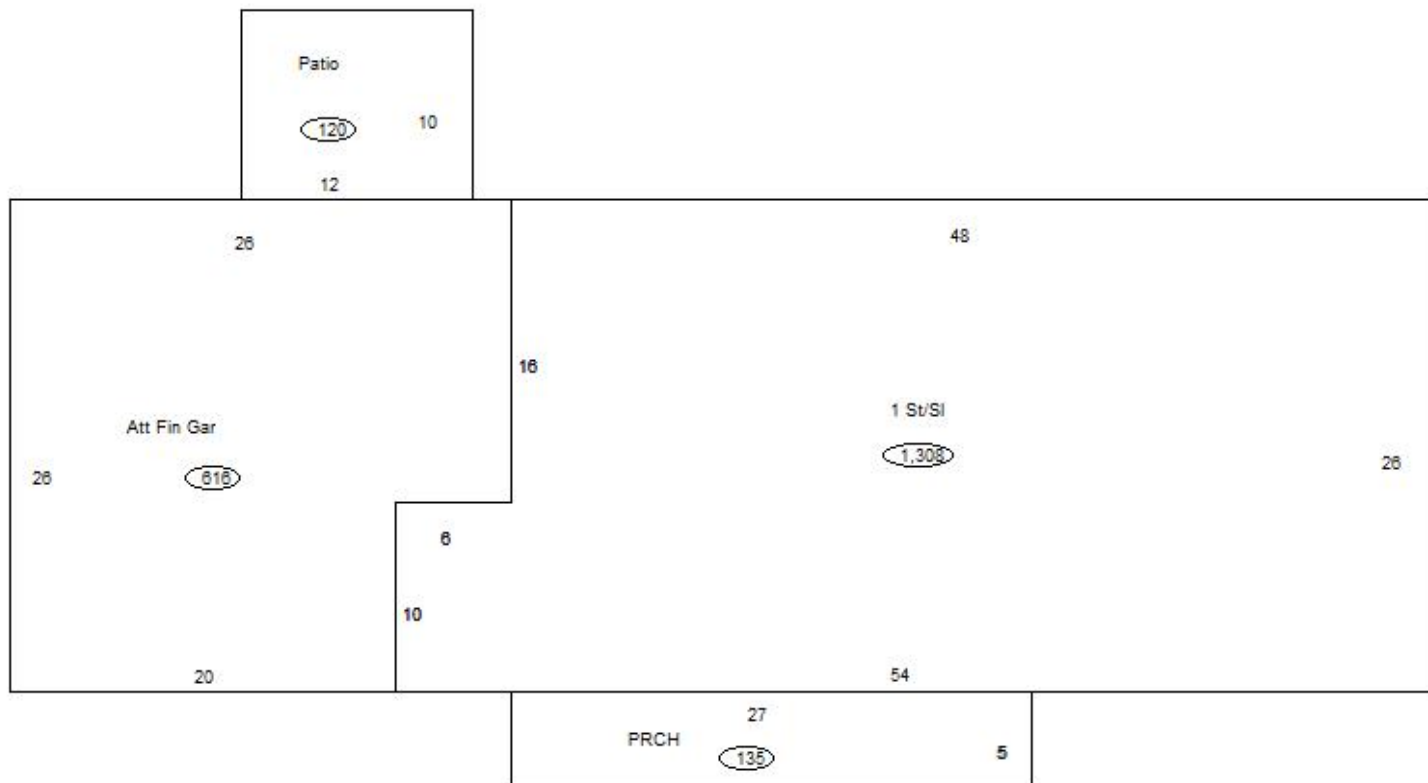
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Date 04/17/2026  
 Time 01:56:47  
 Page 3

### Sketch Image

660000123



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,308	1.000	1,308
2	G	5		10	Att Fin Gar	616	1.000	616
3	M	PATO		10	Patio	120	1.000	120
4	M	PRCH		10	PRCH	135	1.000	135
<b>Total Building Area</b>						<b>1,308</b>		<b>1,308</b>



# Rogers


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Date 04/17/2026  
Time 01:56:48  
Page 4

660000123

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x12x8	Plank	Formed Metal	120
	Qual	2	Cond 3	Year 2005	Eff Age 16	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (52% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (20.98 x 120)		2,518		2,518 1,309		1,209