



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 06:15:01  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660000128 <b>Parcel ID</b> 000000-00-0-00357-003-0004 <b>Cadastral ID</b> 01-20-15-03840 <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> 349306 HOUK, BRAD  25606 S DESERT TRAIL CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 25606 S DESERT TRL <b>Subdivision</b> GREEN OASIS <b>Lot/Block</b> 0004 / 0003 <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>660000128_001.JPG 9/24/2025</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.24095322 -95.65741241 LOT 4 BLOCK 3 GREEN OASIS																																																																																																																									
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Time 06:15:02  
Page 2

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> 0.9742 <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> 42,438.00 x 1.65 = 70,023 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 70,023		

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>	80% Veneer, Masonry 20% Frame, Siding, Wood
<b>Base/Total Area</b>	2,196 / 2,196
<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>	2,196
<b>Fixture/RghIn</b>	16 /
<b>Bed/F/H Bath</b>	4 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	621 Attached Garage - Finished 2 Stalls
<b>Remodel</b>	RMA -
<b>Year/Eff Age</b>	1979 / 22

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> 244,614 111.39 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> 285,670 Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	103.52	<b>Total Misc Impr</b>	+ 21,939	<b>Roofing Adj</b>	+ 4.59	<b>Garage Cost</b>	+ 23,673
<b>Subfloor Adj</b>	+ -2.19	<b>Total RCN</b>	= 328,171	<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 26%)</b>	- 85,324
<b>Plumbing Adj</b>	+ 10.11	<b>Lump Sums</b>	+ 0	<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 242,847
<b>Adj Base Cost</b>	= 128.67	<b>Lot Value</b>	+ 70,023	<b>Total Area</b>	x 2,196	<b>Indicated Value</b>	= 312,870
		<b>Value Per SqFt</b>	142.47	<b>Adjusted Cost</b>	= 282,559		

Value Reconciliation
<b>Selected Approach</b> Cost Approach <b>Improvements</b> 242,847 <b>Lot Value</b> 70,023 <b>Indicated Value</b> 312,870 142.47 Per SqFt <b>Agland Value</b> <b>Site Improvements</b> 1,671 <b>Total Value</b> 314,541 143.23 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
EPSW	ENCLOSED PORCH - SOLID WALL	366	19x7		133	69.71		9,271
PRCH	SLAB PORCH - COVERED	367	116		116	26.56		3,081
PATO	SLAB PORCH - OPEN	368	371		371	8.68		3,220
PRCH	SLAB PORCH - COVERED	369	7x4		28	26.84		752



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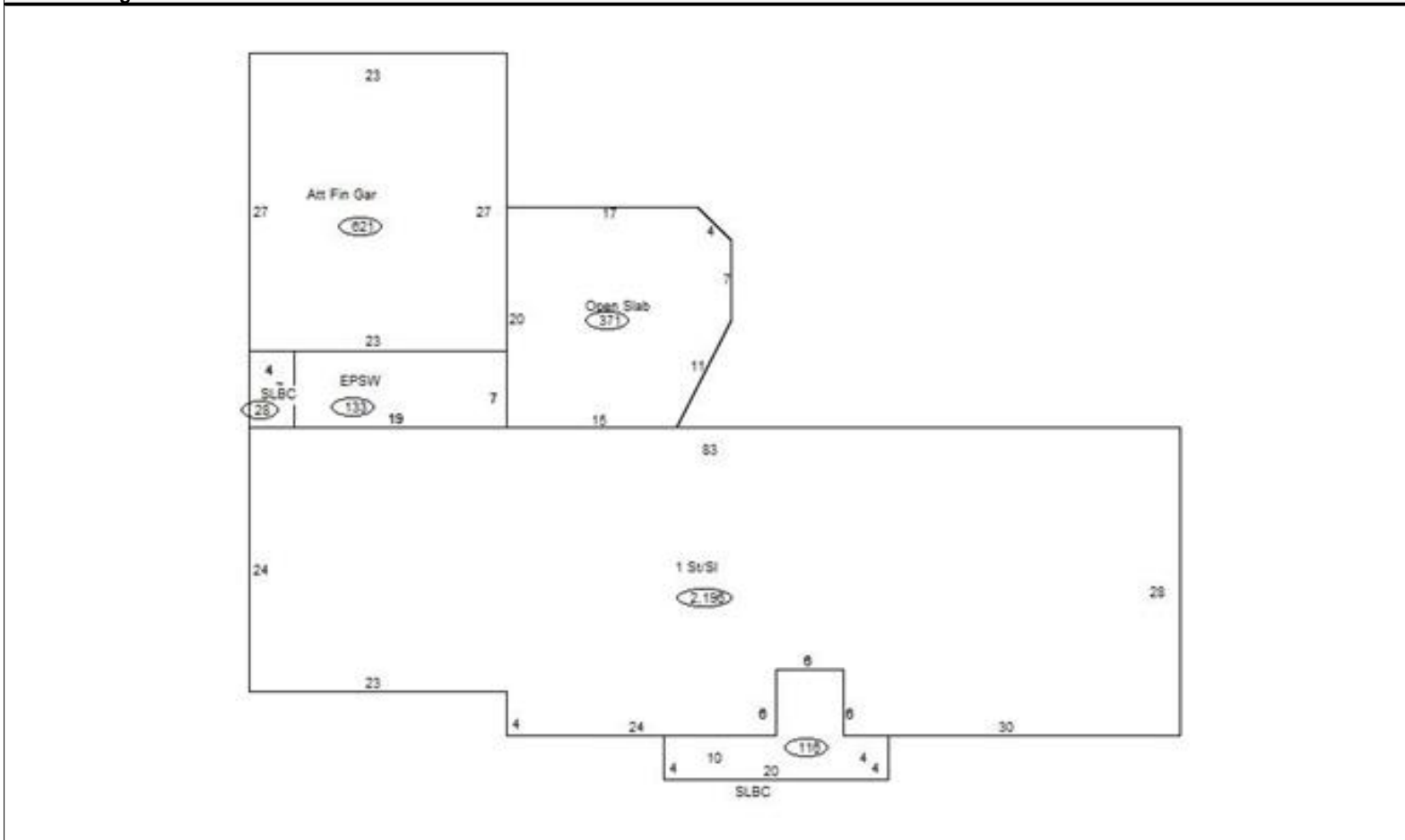
Date 04/18/2026

Time 06:15:02

Page 3

Sketch Image

660000128



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,196	1.000	2,196
2	G	5		13	Att Fin Gar	621	1.000	621
3	M	EPSW		13	EPSW	133	1.000	133
4	M	PRCH		13	SLBC	116	1.000	116
5	M	PATO		13	Open Slab	371	1.000	371
6	M	PRCH		13	SLBC	28	1.000	28
<b>Total Building Area</b>						<b>2,196</b>		<b>2,196</b>



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Page 4

660000128

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x12x6	Plank	Composition Shingle	96
	Qual	2	Cond 3	Year 2020	Eff Age 5	
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (23% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (22.60 x 96)		2,170		2,170	499	1,671