



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660000129 <b>Parcel ID</b> 000000-00-0-00357-003-0005 <b>Cadastral ID</b> 01-20-15-03850 <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> 338434 URU CONSULTING LLC  10700 E 534 RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 25566 S DESERT TRL <b>Subdivision</b> GREEN OASIS <b>Lot/Block</b> 0005 / 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>660000129_001.JPG 9/24/2025</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.24140660 -95.65743890 LOT 5 BLOCK 3 GREEN OASIS																																																																																																																									
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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> 1.0734 <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> 46,757.00 x 1.55 = 72,513 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 72,513		<p>660000129_001.JPG 9/24/2025</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	90% Veneer, Masonry 10% Frame, Siding, Wood
<b>Base/Total Area</b>	1,452 / 1,452
<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>	1,452
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	572 Attached Garage - Finished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	1974 / 39

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	102.31	<b>Total Misc Impr</b>	+ 11,926	<b>Roofing Adj</b>	+ 4.38	<b>Garage Cost</b>	+ 19,093
<b>Subfloor Adj</b>	+ -1.18	<b>Total RCN</b>	= 214,944	<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 48%)</b>	- 103,173
<b>Plumbing Adj</b>	+ 9.69	<b>Lump Sums</b>	+ 0	<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 111,771
<b>Adj Base Cost</b>	= 126.67	<b>Lot Value</b>	+ 72,513	<b>Total Area</b>	x 1,452	<b>Indicated Value</b>	= 184,284
		<b>Value Per SqFt</b>	126.92	<b>Adjusted Cost</b>	= 183,925		

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>	164,991	113.63	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>	198,850		Per SqFt

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	111,771		
<b>Lot Value</b>	72,513		
<b>Indicated Value</b>	184,284	126.92	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	3,589		
<b>Total Value</b>	187,873	129.39	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	5,095.98	5,096
PRCH	SLAB PORCH - COVERED	372	24x4		96	23.97	2,301
PRCH	SLAB PORCH - COVERED	373	16x12		192	23.59	4,529



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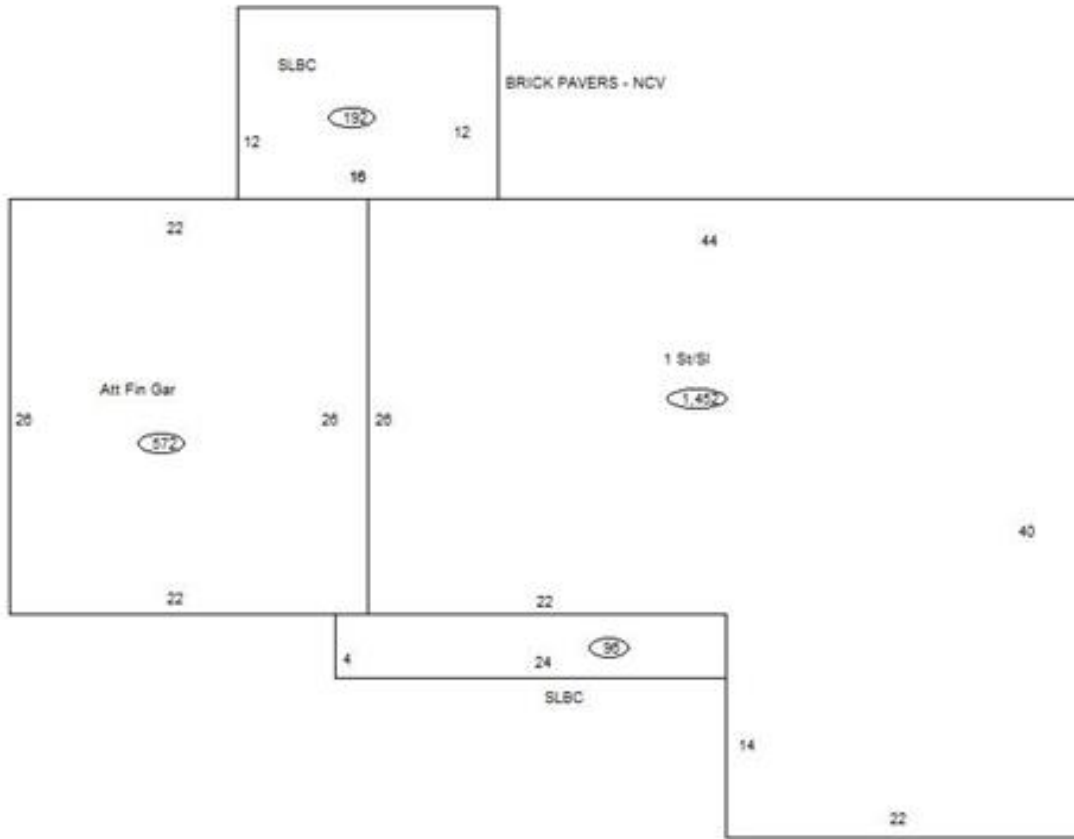
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Sketch Image

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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/SI	1,452	1.000	1,452
2	G	5		10	Att Fin Gar	572	1.000	572
3	M	PRCH		10	SLBC	96	1.000	96
4	M	PRCH		10	SLBC	192	1.000	192
5	N	0		10	BRICK PAVERS - NCV		0.000	
<b>Total Building Area</b>						1,452		1,452



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	WODO	Wood Deck - Open	0x0x0	Plank		151	
	Qual	3	Cond 3	Year 2015	Eff Age 8		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (44% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (24.52 x 151)		3,703		3,703	1,629	2,074
	SHDS	Shed - Small	10x12x6	Plank	Formed Metal	120	
	Qual	2	Cond 3	Year 2013	Eff Age 10		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (42% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (21.77 x 120)		2,612		2,612	1,097	1,515