



# 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	660000133				<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-3-7\IMG_0014. 3/9/2022</p>									
Parcel ID	000000-00-0-00357-003-0009													
Cadastral ID	01-20-15-03890													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area 3												
Tax Area	4 - VERDIGRIS/VERD FIRE													
Name ID	295045													
ANDERSON, THOMAS ROY														
25685 S CAMEL DR CLAREMORE OK 74019-0000														
Parcel Location														
Situs	25685 CAMEL DR													
Subdivision	GREEN OASIS													
Lot/Block	0009 / 0003	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: 36.24106998 -95.65888234														
Building Permits														
LOT 9 BLOCK 3 GREEN OASIS														
<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code					
					2679/99	MURPHY, KATHY JANE &	12/06/2017	0	4					
					1868/778	HICKMAN, ROBERT B &	05/07/2007	143,500	YES					
					951/86	GOSLIN, JED A &	03/25/1994	88,500	Yes					
					874/577	SELLER	02/27/1992	78,500	Yes					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax						
Remove Cap	2008	Land Value	73,898	30,708	11%	3,378	Assessed	18,594	1,936.23					
Year Frozen	0	Improvements	168,177	138,323		15,216	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-87.00					
TIF Project ID	0	Total Value	242,075	169,031		18,594	Total Taxable	17,594	1,849.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660000133	ANDERSON, THOMAS ROY			4	229,707	1000	17,052	1,792.00					
2024	2024-660000133	ANDERSON, THOMAS ROY			4	256,842	1000	16,526	1,595.00					
2023	2023-660000133	ANDERSON, THOMAS ROY			4	154,689	1000	16,016	1,522.00					
2022	2022-660000133	ANDERSON, THOMAS ROY			4	157,072	1000	16,278	1,575.00					
2021	2021-660000133	ANDERSON, THOMAS ROY			4	168,619	1000	17,548	1,653.00					
2020	2020-660000133	ANDERSON, THOMAS ROY			4	165,942	1000	17,254	1,628.00					
2019	2019-660000133	ANDERSON, THOMAS ROY			4	161,434	1000	16,758	1,607.00					
2018	2018-660000133	ANDERSON, THOMAS ROY			4	166,180	1000	17,280	1,657.00					
2017	2017-660000133	MURPHY, KATHY JANE &			4	164,837	1000	17,132	1,647.00					
2016	2016-660000133	MURPHY, KATHY JANE &			4	160,641	1000	16,650	1,606.00					
2015	2015-660000133	MURPHY, KATHY JANE &			4	155,779	1000	16,136	1,569.00					
2014	2014-660000133	MURPHY, KATHY JANE &			4	156,980	1000	16,030	1,475.00					
2013	2013-660000133	MURPHY, KATHY JANE &			4	150,310	1000	15,534	1,481.00					



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Lot Data	Square-Foot - NBHD 1083 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.2323	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	53,679.00 x 1.38 = 73,898	
Factor Value		
Adjustments	1.0000	
Lot Value	73,898	

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	1,884 / 1,884
Style	100% One Story
HVAC	100% Warmed & Cooled Air 1 Wall Air Conditioner
Roof Cover	1 Composition Shingle
Area on Slab	1,884
Fixture/RghIn	15 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	572 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1979 / 35

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	219,282	116.39	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	249,610 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	108.87	Total Misc Impr	+	11,925	
Roofing Adj	+ 4.76	Garage Cost	+	22,165	
Subfloor Adj	+ -2.26	Total RCN	=	288,581	
Heat/Cool Adj	+ 12.64	Depreciation ( 43%)	-	124,090	
Plumbing Adj	+ 11.07	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	164,491	
Adj Base Cost	= 135.08	Lot Value	+	73,898	
Total Area	x 1,884	Indicated Value	=	238,389	
Adjusted Cost	= 254,491	Value Per SqFt		126.53	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	164,491		
Lot Value	73,898		
Indicated Value	238,389	126.53	Per SqFt
Agland Value			
Site Improvements	3,686		
Total Value	242,075	128.49	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	390	22x10		220	26.24		5,773
PRCH	SLAB PORCH - COVERED	391	5x4		20	26.87		537





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small	10x16x8	Plank	Formed Metal	160	
	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 (20.24 x 160)		3,238		3,238	1,198	2,040
	SHDS	Shed - Small	10x12x8	Plank	Formed Metal	120	
	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 (21.77 x 120)		2,612		2,612	966	1,646