Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data

Account 660000138
Parcel ID 000000-00-0-00357-003-0014
Cadastral ID 01-20-15-03940
Property Type REAL - Real Property
Property Class RRP **VI Area** 3
Tax Area 4 - VERDIGRIS/VERD FIRE
Name ID 304558

POSITIVE PROPERTIES LLC

309 KIERSEY CORNER
PRYOR OK 74361-0000

Parcel Location

Situs 25676 CAMEL DR
Subdivision GREEN OASIS
Lot/Block 0014 / 0003 **Parcel Size** 1 - Lots
Sec/Twn/Rng 1 / 20 / 15 / 5
Neighborhood 1083 - R-V01-SW CLAREMORE
School District S008 - VERDIGRIS SCHOOLS

Primary Image

660000138_001.JPG 9/24/2025

Legal Description

Lat/Long: 36.24028984 -95.65901345

LOT 14 BLOCK 3 GREEN OASIS

Building Permits

Number	Description	Opened	Closed	Amount

Exemptions

Code	Type	Active	Maximum	Exemption
H	Homestead	No	1,000	

Sale History

Bk/Pg	Grantor	Date	Price	Code
2435/155	JPMORGAN CHASE BANK NA	10/23/2014	80,000	YES
2423/206	HUDSON, STEVEN FRANKLIN &	08/20/2014	0	10
2030/860	RASMUSSEN, VINCENT P &	05/28/2009	145,000	YES
830/498			74,500	No

Parcel Valuation

Source	REAL
Remove Cap	2015
Year Frozen	0
Uncapped Value	0
TIF Project ID	0

	Fair Cash	Capped	Asmnt Level	Assessed
Land Value	70,740	32,175	11%	3,539
Improvements	136,842	100,825		11,091
Mobile Home	0	0		0
Total Value	207,582	133,000		14,630

Levy Rate	104.132	Current Tax
Assessed	14,630	1,523.45
Penalty	0	
Exemption	0	0.00
Total Taxable	14,630	1,523.00

Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660000138	POSITIVE PROPERTIES LLC	4	196,300	0	13,934	1,451.00
2024	2024-660000138	POSITIVE PROPERTIES LLC	4	214,954	0	13,270	1,272.00
2023	2023-660000138	POSITIVE PROPERTIES LLC	4	114,892	0	12,638	1,193.00
2022	2022-660000138	POSITIVE PROPERTIES LLC	4	110,659	0	12,172	1,169.00
2021	2021-660000138	POSITIVE PROPERTIES LLC	4	117,737	0	12,951	1,212.00
2020	2020-660000138	POSITIVE PROPERTIES LLC	4	117,671	0	12,944	1,214.00
2019	2019-660000138	POSITIVE PROPERTIES LLC	4	115,515	0	12,707	1,210.00
2018	2018-660000138	POSITIVE PROPERTIES LLC	4	119,572	0	13,153	1,253.00
2017	2017-660000138	POSITIVE PROPERTIES LLC	4	118,657	0	13,052	1,247.00
2016	2016-660000138	POSITIVE PROPERTIES LLC	4	115,907	0	12,750	1,222.00
2015	2015-660000138	POSITIVE PROPERTIES LLC	4	115,577	0	12,713	1,228.00
2014	2014-660000138	JPMORGAN CHASE BANK NA	4	126,399	1000	12,778	1,178.00
2013	2013-660000138	HUDSON, STEVEN FRANKLIN &	4	121,608	1000	12,377	1,182.00

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Lot Data

Square-Foot - NBHD 1083 #1

Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.9842	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
		0
Method	Square-Foot	
Base Lot Value	42,873.00 x 1.65 = 70,740	
Factor Value		
Adjustments	1.0000	
Lot Value	70,740	

Primary Image

660000138_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	1,774 / 1,774
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,774
Fixture/Rghln	14 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	575 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1983 / 32

GRM Approach

GRM Code		
Gross Rent	0.00	
Indicated Value		

Multiple Regression

MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	214,792	121.08	**Per SqFt**

Direct Comparables

Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	219,240		**Per SqFt**

Cost Approach

Manual : 01/2025

Base Cost		110.22	**Total Misc Impr**	+	14,262
Roofing Adj	+	4.82	**Garage Cost**	+	22,253
Subfloor Adj	+	-2.31	**Total RCN**	=	278,453
Heat/Cool Adj	+	12.64	**Depreciation (52%)**	-	144,796
Plumbing Adj	+	11.01	**Lump Sums**	+	0
Basement Adj	+	0.00	**RCNLD**	=	133,657
Adj Base Cost	=	136.38	**Lot Value**	+	70,740
Total Area	x	1,774	**Indicated Value**	=	204,397
Adjusted Cost	=	241,938	**Value Per SqFt**		115.22

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	133,657		
Lot Value	70,740		
Indicated Value	204,397	115.22	**Per SqFt**
Agland Value			
Site Improvements	3,185		
Total Value	207,582	117.01	**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	410	28x4		112	26.58		2,977
PRCH	SLAB PORCH - COVERED	411	18x12		216	26.25		5,670

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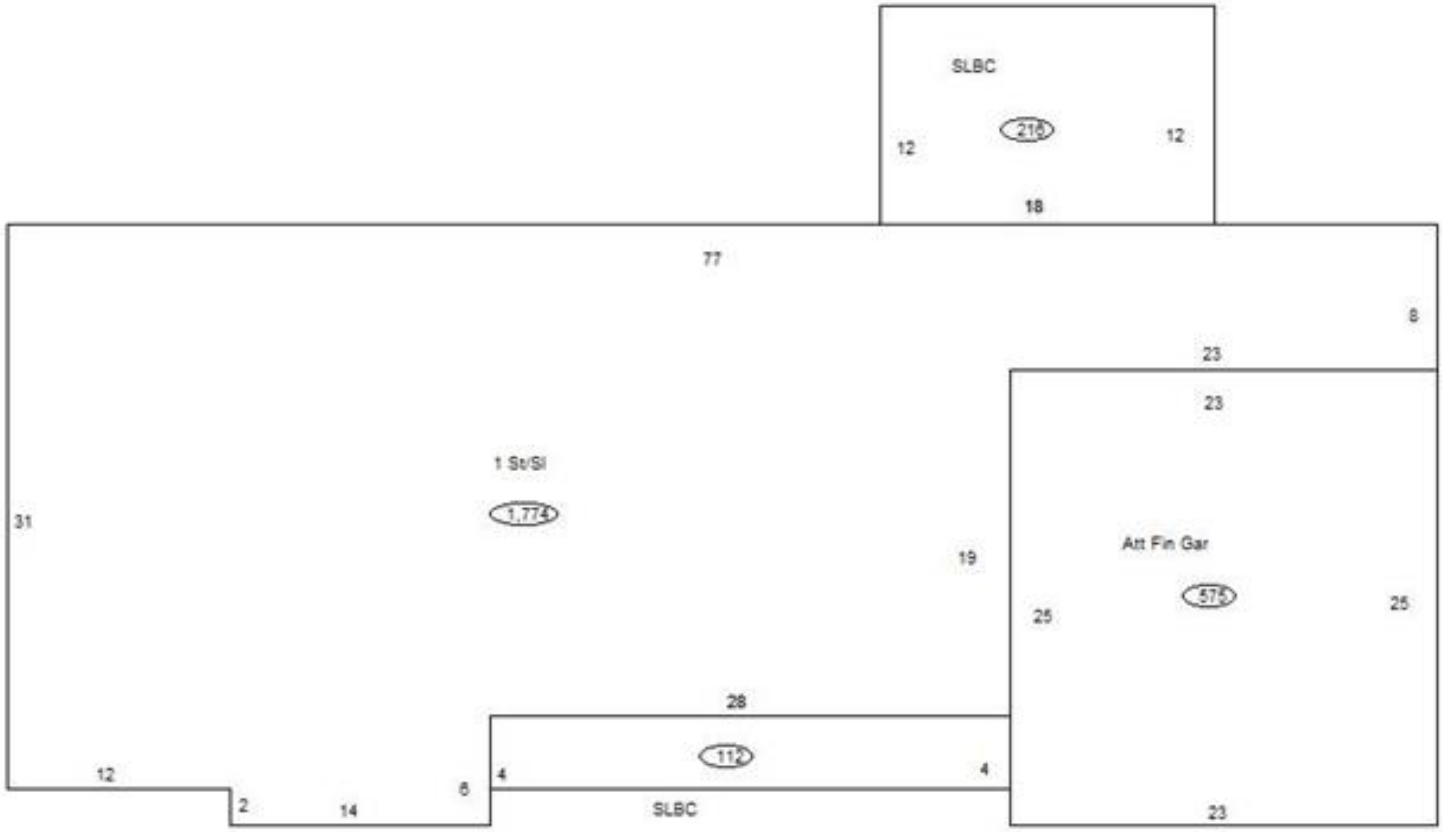
Sketch Image 660000138



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	1,774	1.000	1,774
2	G	5		10	Att Fin Gar	575	1.000	575
3	M	PRCH		10	SLBC	112	1.000	112
4	M	PRCH		10	SLBC	216	1.000	216
					Total Building Area	1,774		1,774

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Outbuildings/Site Improvements 660000138

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x8x6	Plank	Formed Metal	80
	Qual 2	**Cond** 3	**Year** 2022	**Eff Age** 3		
	Valuation Summary		**Modifier Total**	**RCN**	**Depr (14% Phys/ % Func)**	**RCNLD**
	Base Cost (25.80 x 80)	2,064		2,064	289	1,775
	SHDS	Shed - Small	12x10x8	Plank	Formed Metal	120
	Qual 2	**Cond** 3.5	**Year** 2010	**Eff Age** 11		
	Valuation Summary		**Modifier Total**	**RCN**	**Depr (44% Phys/ % Func)**	**RCNLD**
	Base Cost (20.98 x 120)	2,518		2,518	1,108	1,410