



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660000140 Parcel ID 000000-00-0-00357-004-0002 Cadastral ID 01-20-15-03960 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 302591 ROCHA, RICHARD 25656 S CAMEL DR CLAREMORE OK 74019-0000 Parcel Location Situs 25656 CAMEL DR Subdivision GREEN OASIS Lot/Block 0002 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 15 / 5 Neighborhood 1083 - R-V01-SW CLAREMORE School District S008 - VERDIGRIS SCHOOLS					<p>660000140_001.JPG 9/24/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.24108166 -95.65981033 LOT 2 BLOCK 4 GREEN OASIS																																																																																																																									
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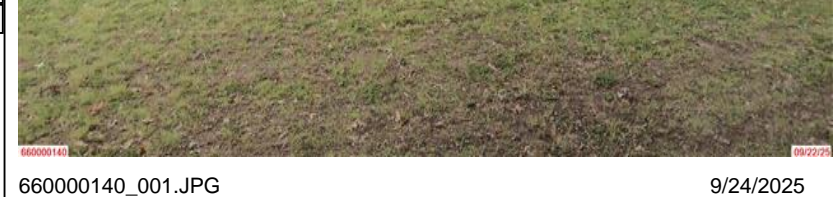
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Lot Data	Square-Foot - NBHD 1083 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.1022	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	48,011.00 x 1.52 = 72,764	
Factor Value		
Adjustments	1.0000	
Lot Value	72,764	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	1,507 / 1,507
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,507
Fixture/RghIn	12 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	618 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1981 / 34



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	196,802	130.59	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	192,990		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	106.87	Total Misc Impr	+	9,949			
Roofing Adj	+ 4.85	Garage Cost	+	23,571			
Subfloor Adj	+ -2.31	Total RCN	=	234,298			
Heat/Cool Adj	+ 12.64	Depreciation (42%)	-	98,405			
Plumbing Adj	+ 11.18	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	135,893			
Adj Base Cost	= 133.23	Lot Value	+	72,764			
Total Area	x 1,507	Indicated Value	=	208,657			
Adjusted Cost	= 200,778	Value Per SqFt		138.46			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	135,893		
Lot Value	72,764		
Indicated Value	208,657	138.46	Per SqFt
Agland Value			
Site Improvements	2,949		
Total Value	211,606	140.42	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	418	24x4		96	26.63		2,556
PATO	SLAB PORCH - OPEN	419	12x12		144	11.07		1,594
PATO	Patio - Open	174705	4x4		16	11.48		184



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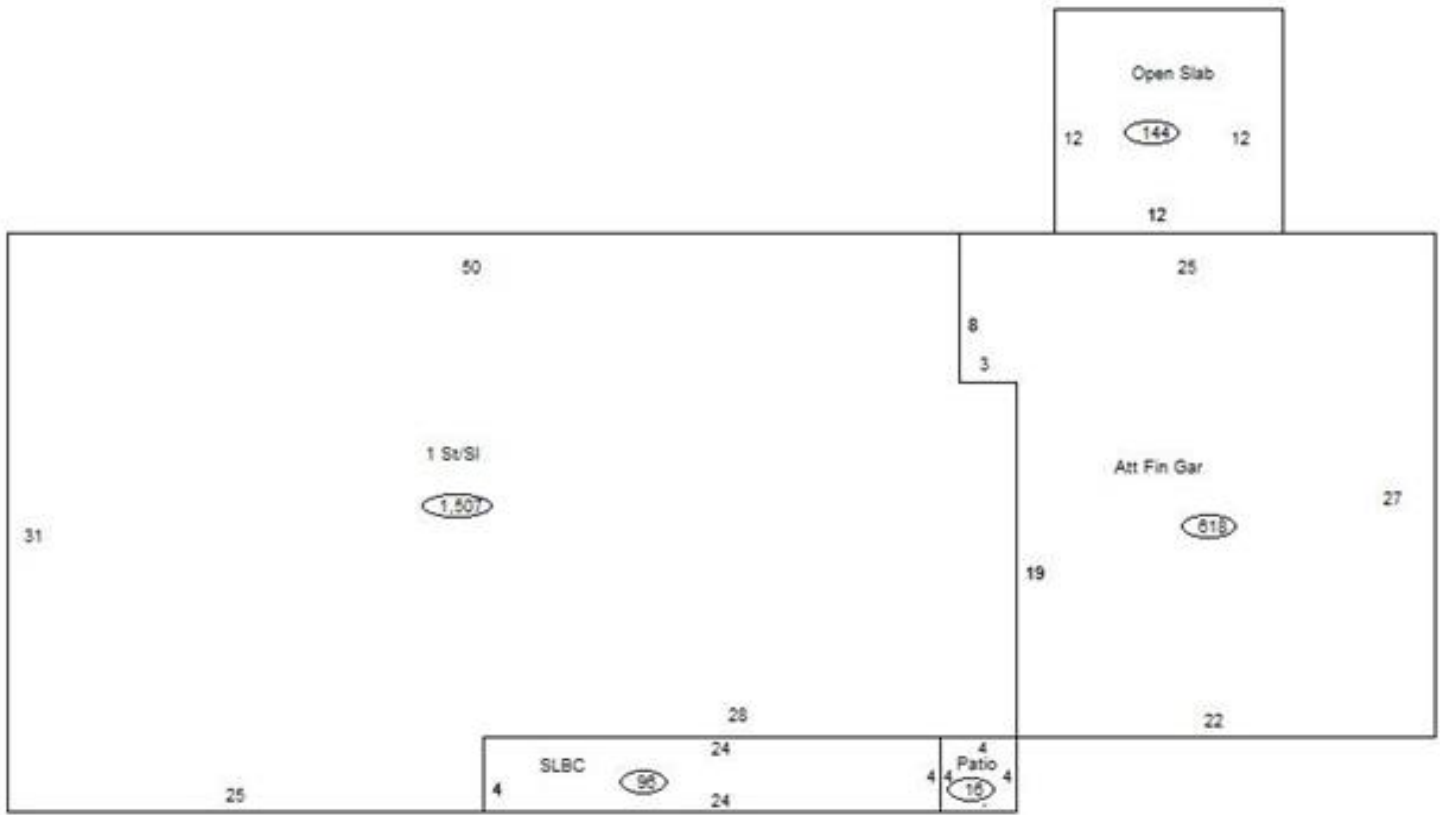
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Sketch Image

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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	1,507	1.000	1,507
2	G	5		10	Att Fin Gar	618	1.000	618
3	M	PRCH		10	SLBC	96	1.000	96
4	M	PATO		10	Open Slab	144	1.000	144
5	M	PATO		10	Patio	16	1.000	16
Total Building Area						1,507		1,507



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x16x8	Plank	Composition Shingle	192
	Qual	2	Cond 3	Year 2020	Eff Age 5	
Valuation Summary		Modifier Total	RCN	Depr (23% Phys/ % Func)		RCNLD
Base Cost (19.95 x 192)		3,830		3,830 881		2,949