



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 660000182 Parcel ID 000000-00-0-00735-002-0001 Cadastral ID 01-20-15-04390 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 173674 HERBERT, DONALD DOUGLAS FIRST TRUST AGREEMENT 25555 S 4120 RD CLAREMORE OK 74019-0000 Parcel Location Situs 25555 S 4120 RD Subdivision SHADY LANE Lot/Block 0001 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 15 / 5 Neighborhood 1116 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>660000182_001.JPG 9/25/2025</p>																																																																																																																				
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Lot Data	Square-Foot - NBHD 1116 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.0998 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 47,905.00 x 1.32 = 63,157 Factor Value Adjustments 1.0000 Lot Value 63,157		 <p>660000182_001.JPG 9/25/2025</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	60% Veneer, Stone 40% Frame, Siding, Vinyl
Base/Total Area	1,593 / 1,593
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,593
Fixture/RghIn	12 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	600 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1979 / 35

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 177,737 111.57 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 3 Indicated Value 214,980 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	97.75	Total Misc Impr	+ 18,027	Roofing Adj	+ 4.01	Garage Cost	+ 16,824
Subfloor Adj	+ 0.00	Total RCN	= 227,094	Heat/Cool Adj	+ 10.30	Depreciation (46%)	- 104,463
Plumbing Adj	+ 8.62	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 122,631
Adj Base Cost	= 120.68	Lot Value	+ 63,157	Total Area	x 1,593	Indicated Value	= 185,788
		Value Per SqFt	116.63	Adjusted Cost	= 192,243		

Value Reconciliation
Selected Approach Cost Approach Improvements 122,631 Lot Value 63,157 Indicated Value 185,788 116.63 Per SqFt Agland Value Site Improvements 20,150 Total Value 205,938 129.28 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	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	581	6x6		36	21.18		762
PRCH	SLAB PORCH - COVERED	582	6x4		24	21.22		509
EPSW	ENCLOSED PORCH - SOLID WALL	583	15x15		225	54.13		12,179



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	24x40x10	Concrete	Formed Metal	960
	Qual 2	Cond 3	Year 2003	Eff Age 17		
	Valuation Summary Base Cost (30.60 x 960) 29,376		Modifier Total	RCN 29,376	Depr (40% Phys/ % Func) 11,750	RCNLD 17,626
	CPRV	Carport - RV	20x30x12	Concrete	Formed Metal	600
	Qual 2	Cond 3	Year 2003	Eff Age 17		
	Valuation Summary Base Cost (11.07 x 600) 6,642		Modifier Total	RCN 6,642	Depr (62% Phys/ % Func) 4,118	RCNLD 2,524