



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:19:43
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Assessment Data					Primary Image																																																																																																																				
Account 660001140 Parcel ID 20N15E-02-3-00000-000-0000 Cadastral ID 02-20-15-01400 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 270671 HIPP, WESLEY R & JACQUELINE K & KATHY K LANE 25855 S HWY 66 CLAREMORE OK 74017-0000 Parcel Location Situs 25855 S HWY 66 Subdivision Lot/Block / Parcel Size 4.8 - Acres Sec/Twn/Rng 2 / 20 / 15 / 3 Neighborhood 2015 - UNPLATTED School District S008 - VERDIGRIS SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0308\IMG_0055. 3/9/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.23774841 -95.68234292 TR SW BEG: 761.60' N SE/C SW; W 263.5'; N 45 DEG W TO PT ON ELY R/W HWY 66; NELY HWY TO E/L SW; S TO POB																																																																																																																									
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Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 4.4889 Topography Street Access Utilities Amenities LAND QUALITY 0 FLOOD ZONE 0 Method Square-Foot Base Lot Value 195,537.00 x .36 = 69,575 Factor Value Adjustments 1.0000 Lot Value 69,575		<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0308\IMG_0055. 3/9/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Asbestos Siding
Base/Total Area	774 / 774
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1960 / 50

Cost Approach				Manual : 01/2025			
Base Cost	128.16	Total Misc Impr	+ 6,240				
Roofing Adj	+ 7.40	Garage Cost	+ 6,240				
Subfloor Adj	+ 0.00	Total RCN	= 131,713				
Heat/Cool Adj	+ 16.31	Depreciation (55%)	- 72,442				
Plumbing Adj	+ 10.24	Lump Sums	+ 6,585				
Basement Adj	+ 0.00	RCNLD	= 65,856				
Adj Base Cost	= 162.11	Lot Value	+ 69,575				
Total Area	x 774	Indicated Value	= 135,431				
Adjusted Cost	= 125,473	Value Per SqFt	174.98				

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	100,448	129.78	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	65,856		
Lot Value	69,575		
Indicated Value	135,431	174.98	Per SqFt
Agland Value			
Site Improvements	15,026		
Total Value	150,457	194.39	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	2993	12x8		96	59.84		5,745
GHF	Greenhouse	134557	12x10		120	7.00		840
EPSW	Enclosed Porch - Solid Wall	153326	12x6		72	86.67		6,240



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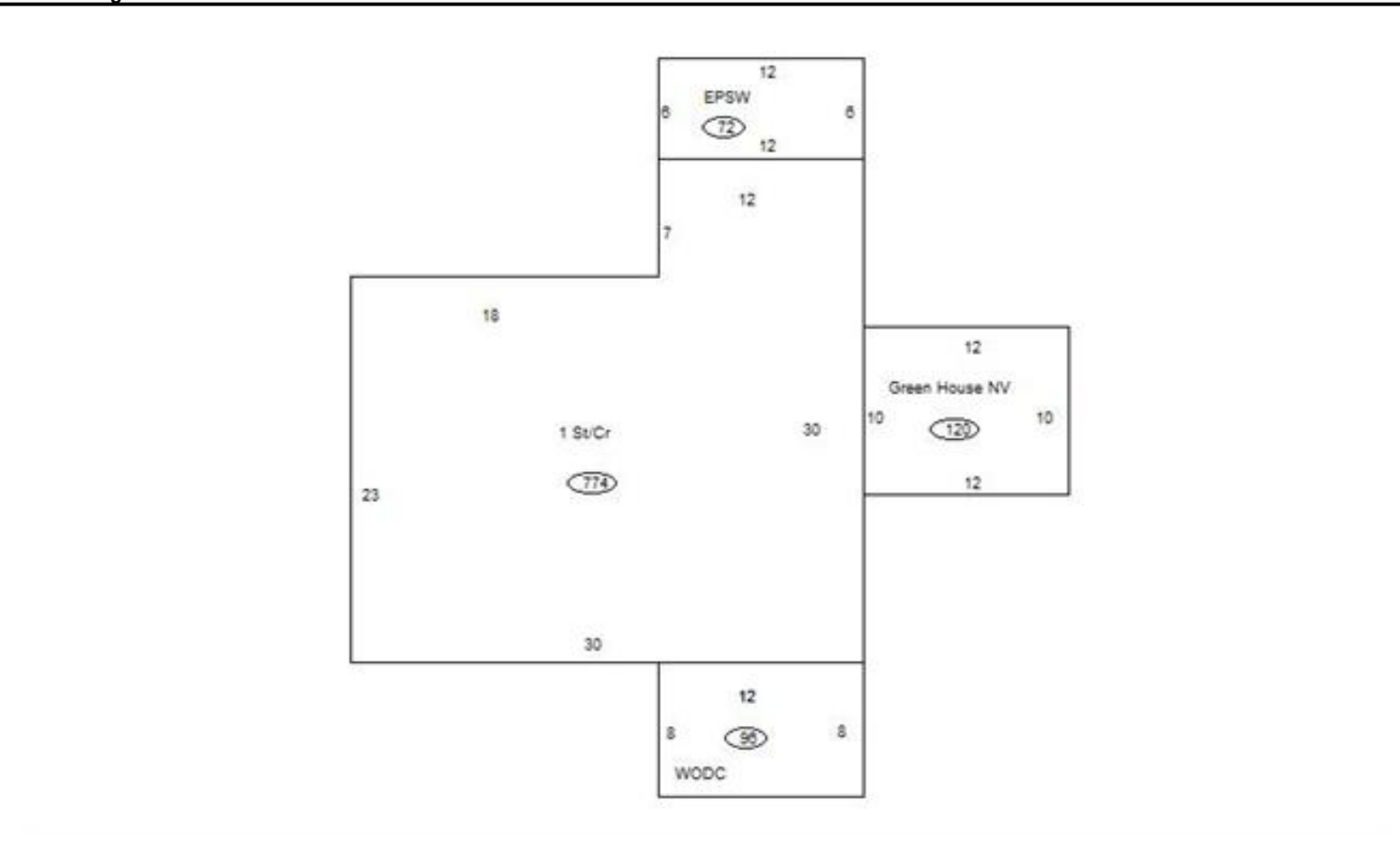
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Sketch Image

660001140



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	774	1.000	774
2	M	WODC		10	WODC	96	1.000	96
3	M	GHF		10	Green House NV	120	1.000	120
4	M	EPSW		10	EPSW	72	1.000	72
Total Building Area						774		774



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	22x24x8	Concrete	Formed Metal	528
	Qual 2	Cond 2	Year 2022	Eff Age 4		

Valuation Summary	Modifier Total	RCN	Depr (7% Phys/ % Func)	RCNLD
Base Cost (30.60 x 528)	16,157	16,157	1,131	15,026