



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 660001155 Parcel ID 20N15E-02-3-00000-000-0000 Cadastral ID 02-20-15-02800 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 158504 COX, ROBERT DEAN 25425 S 4111 RD CLAREMORE OK 74019-0000 Parcel Location Situs 25425 S 4111 RD Subdivision Lot/Block / Parcel Size 1.68 - 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_0066. 3/9/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.23718765 -95.68902775 BEG: SE/C NW SW SW; N 70', W 70', N 250', W 190', S 120', W 40', S 200', E 300 TO POB																																																																																																																									
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	Building Permits <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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																	
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Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.6129 Topography Street Access Utilities Amenities LAND QUALITY 0 FLOOD ZONE 0 Method Square-Foot Base Lot Value 70,256.00 x .52 = 36,569 Factor Value Adjustments 1.0000 Lot Value 36,569		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,528 / 1,528
Style	100% One Story
HVAC	100% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1950 / 57

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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	188,684	123.48	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	115.13	Total Misc Impr	+ 13,423				
Roofing Adj	+ 6.39	Garage Cost	+ 20,708				
Subfloor Adj	+ 0.00	Total RCN	= 229,577				
Heat/Cool Adj	+ 1.20	Depreciation (60%)	- 137,746				
Plumbing Adj	+ 5.19	Lump Sums	+ 3,568				
Basement Adj	+ 0.00	RCNLD	= 95,399				
Adj Base Cost	= 127.91	Lot Value	+ 36,569				
Total Area	x 1,528	Indicated Value	= 131,968				
Adjusted Cost	= 195,446	Value Per SqFt	86.37				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	95,399		
Lot Value	36,569		
Indicated Value	131,968	86.37	Per SqFt
Agland Value			
Site Improvements	1,154		
Total Value	133,122	87.12	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	3018	26x6		156	32.53		5,075
WODO	WOOD DECK - OPEN	3019	28x20		560	21.24	70%	3,568
PRCH	SLAB PORCH - COVERED	3021	12x8		96	32.89		3,157
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	3022	12x12		144	36.05		5,191



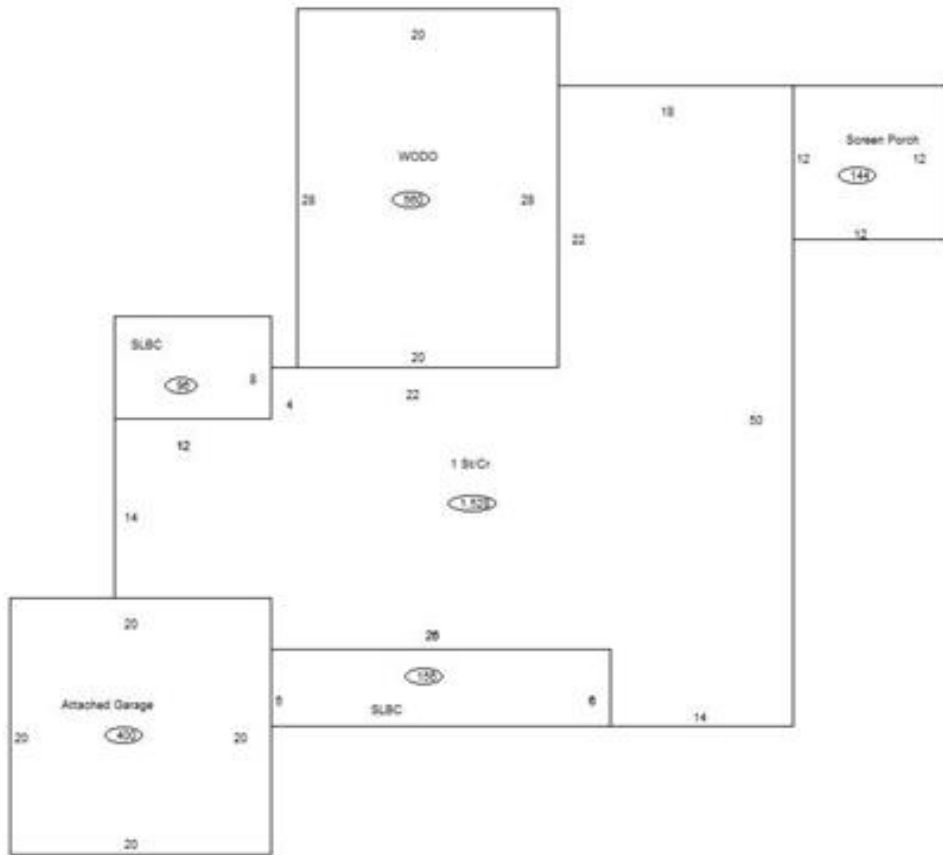
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,528	1.000	1,528
2	M	PRCH		10	SLBC	156	1.000	156
3	M	WODO		10	WODO	560	1.000	560
4	G	1		10	Attached Garage	400	1.000	400
5	M	PRCH		10	SLBC	96	1.000	96
6	M	EPKS		10	Screen Porch	144	1.000	144
Total Building Area						1,528		1,528



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x14x7	Plank	Composition Shingle	140
	Qual 2	Cond 3	Year 2000	Eff Age 20		

Valuation Summary	Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
Base Cost (20.11 x 140)	2,815		2,815	1,661
				1,154



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY FLOOD ZONE Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,248 / 1,248
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	1980 / 35

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025	
Base Cost	87.38	Total Misc Impr	+	0	
Roofing Adj	+ 3.96	Garage Cost	+		
Subfloor Adj	+ 2.31	Total RCN	=	134,747	
Heat/Cool Adj	+ 10.30	Depreciation (46%)	-	61,984	
Plumbing Adj	+ 4.02	Lump Sums	+	11,762	
Basement Adj	+ 0.00	RCNLD	=	84,525	
Adj Base Cost	= 107.97	Lot Value	+		
Total Area	x 1,248	Indicated Value	=	84,525	
Adjusted Cost	= 134,747	Value Per SqFt		67.73	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	84,525		
Lot Value			
Indicated Value	84,525	67.73	Per SqFt
Agland Value			
Site Improvements	4,609		
Total Value	89,134	71.42	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	Wood Deck - Covered	161062	16x12		192	35.02		6,724
WODC	WOOD DECK - COVERED	161063	25x5		125	40.30		5,038



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Sketch Image

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Sketch Vector Information

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1	R	1	Crawl	10	1 St/Cr	1,248	1.000	1,248
2	M	WODC		10	WODC	192	1.000	192
3	M	WODC		10	WODC	125	1.000	125
Total Building Area						1,248		1,248



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	16x10x0	Plank	Formed Metal	160
	Qual	3.5	Cond 3	Year 2020	Eff Age 5	

Valuation Summary		Modifier Total	RCN	Depr (23% Phys/ % Func)	RCNLD
Base Cost (25.53 x 160)	4,085		4,085	940	3,145

	PCPT	Carport - Portable	12x20x8	Gravel	Formed Metal	240
	Qual	3	Cond 3	Year 2010	Eff Age 12	

Valuation Summary		Modifier Total	RCN	Depr (53% Phys/ % Func)	RCNLD
Base Cost (4.38 x 240)	1,051		1,051	557	494

	SHDS	Shed - Small	10x12x6	Plank	Formed Metal	120
	Qual	3	Cond 2	Year 2000	Eff Age 26	

Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD
Base Cost (26.94 x 120)	3,233		3,233	2,263	970