



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 660001169 Parcel ID 20N15E-02-4-00000-000-0000 Cadastral ID 02-20-15-04200 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 216684 HILTON, JERRY J & NOVELLA J TRUSTEES 25504 S 4120 RD CLAREMORE OK 74019-0000 Parcel Location Situs 25504 S 4120 RD Subdivision Lot/Block / Parcel Size 8.45 - Acres Sec/Twn/Rng 2 / 20 / 15 / 4 Neighborhood 2015 - UNPLATTED School District S008 - VERDIGRIS SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0308\IMG_0001. 3/8/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.24055305 -95.67379656																																																																																																																									
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Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 6.7094 Topography Street Access Utilities Amenities LAND QUALITY 0 FLOOD ZONE 0 Method Square-Foot Base Lot Value 292,259.00 x .32 = 93,756 Factor Value Adjustments 1.0000 Lot Value 93,756		
Residential Data Type 1 Single Family Residence Condition 4 - Good Quality 4 - Good Architecture TRAD TRADITIONAL Style 100% One Story Exterior Wall 100% Frame, Stucco Base/Total Area 2,741 / 2,741 Style 100% One Story HVAC 100% Warmed & Cooled Air Roof Cover 9 Clay Tile Area on Slab 0 Fixture/RghIn 8 / Bed/F/H Bath 3 / 2.0 / Basement Area Garage Type 440 Attached Garage - Finished Remodel Year/Eff Age 1973 / 32		

\\tsclient\C\Users\Randy Necessary\Pictures\101_0308\IMG_0001. 3/8/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	370,857	135.30	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	250,325		
Lot Value	93,756		
Indicated Value	344,081	125.53	Per SqFt
Agland Value			
Site Improvements	42,176		
Total Value	386,257	140.92	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	104.62	Total Misc Impr	+	22,110			
Roofing Adj	+ 7.70	Garage Cost	+	27,694			
Subfloor Adj	+ 0.00	Total RCN	=	417,208			
Heat/Cool Adj	+ 16.31	Depreciation (40%)	-	166,883			
Plumbing Adj	+ 5.41	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	250,325			
Adj Base Cost	= 134.04	Lot Value	+	93,756			
Total Area	x 2,741	Indicated Value	=	344,081			
Adjusted Cost	= 367,404	Value Per SqFt		125.53			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,243.87		7,244
PATO	SLAB PORCH - OPEN	3044		273	273	11.68		3,189
PRCH	SLAB PORCH - COVERED	3045		23x16	368	31.73		11,677



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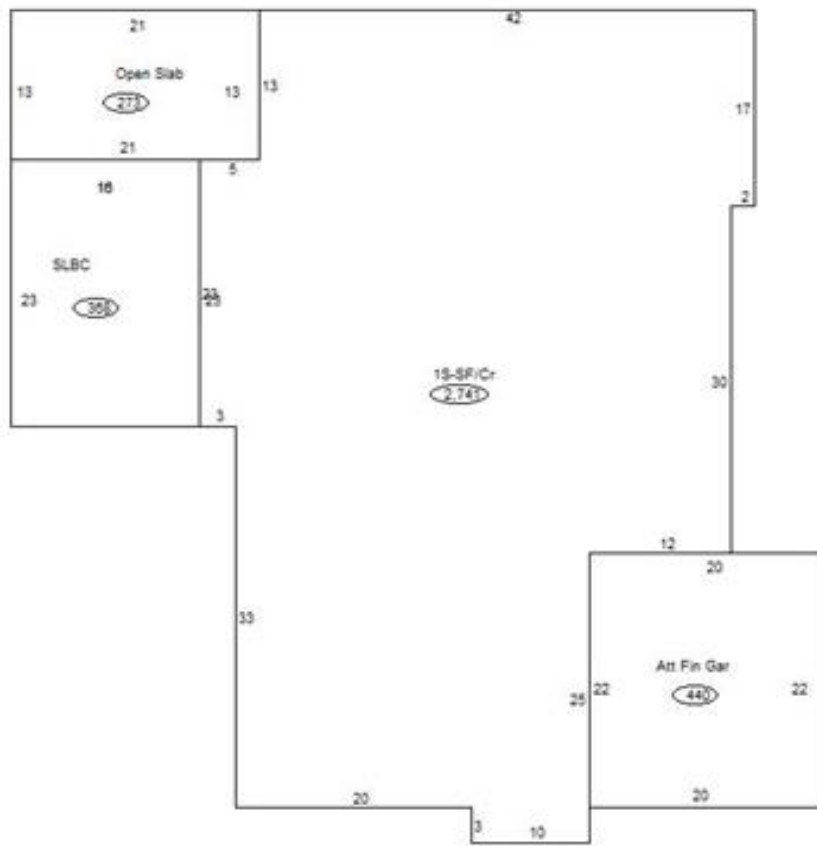
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	5		13	Att Fin Gar	440	1.000	440
2	M	PATO		13	Open Slab	273	1.000	273
3	M	PRCH		13	SLBC	368	1.000	368
4	R	1	Crawl	13	1S-SF/Cr	2,741	1.000	2,741
Total Building Area						2,741		2,741



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - General Purpose	30x50x10	Dirt	Formed Metal	1,500
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
	Base Cost (22.01 x 1,500)		33,015	33,015	16,177	16,838
	BNGP	Barn - General Purpose	36x56x10	Dirt	Formed Metal	2,016
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
	Base Cost (20.46 x 2,016)		41,247	41,247	20,211	21,036
	LOAF	Loafing Shed	12x18x8	Dirt	Formed Metal	216
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
	Base Cost (7.12 x 216)		1,538	1,538	907	631
	SHDS	Shed - Small	16x20x7	Plank	Composition Shingle	320
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	Warm & Cooled Air		Total Area	320	2,259	
	Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
	Base Cost (20.92 x 320)		6,694	8,953	5,282	3,671