



# 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	660001172													
Parcel ID	20N15E-02-4-00000-000-0000													
Cadastral ID	02-20-15-04500													
Property Type	REAL - Real Property													
Property Class	RR	VI Area 3												
Tax Area	4 - VERDIGRIS/VERD FIRE													
Name ID	333127													
PHILLIPS, RICKY LEE														
25858 S 4120 RD CLAREMORE OK 74019-0000														
Parcel Location														
Situs	25858 S 4120 RD													
Subdivision														
Lot/Block	/	Parcel Size	1.12 - Acres											
Sec/Twn/Rng	2 / 20 / 15 / 4													
Neighborhood	2015 - UNPLATTED													
School District	S008 - VERDIGRIS SCHOOLS													
Legal Description Lat/Long: 36.23655331 -95.67333228														
N 160' E2 SE SE SE														
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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
/	MCAFEE, DOROTHY L	12/23/2020	215,000	YES										
2478/725	MCAFEE, TOM	06/12/2015	0	4										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax						
Remove Cap	2021	Land Value	57,820	37,584	11%	4,134	Assessed	25,243 2,628.60						
Year Frozen	2016	Improvements	191,898	191,898		21,109	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -88.00						
TIF Project ID	0	Total Value	249,718	229,482		25,243	Total Taxable	24,243 2,541.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660001172	PHILLIPS, RICKY LEE	4	223,408	1000	23,508	2,464.00							
2024	2024-660001172	PHILLIPS, RICKY LEE	4	242,787	1000	22,795	2,195.00							
2023	2023-660001172	PHILLIPS, RICKY LEE	4	210,217	1000	22,101	2,097.00							
2022	2022-660001172	PHILLIPS, RICKY LEE	4	203,894	1000	21,428	2,070.00							
2021	2021-660001172	PHILLIPS, RICKY LEE	4	209,984	0	23,098	2,162.00							
2020	2020-660001172	MCAFEE, DOROTHY L	4	178,809	1000	14,051	1,328.00							
2019	2019-660001172	MCAFEE, DOROTHY L	4	170,094	1000	14,051	1,349.00							
2018	2018-660001172	MCAFEE, DOROTHY L	4	170,347	1000	14,051	1,349.00							
2017	2017-660001172	MCAFEE, DOROTHY L	4	162,401	1000	13,033	1,256.00							
2016	2016-660001172	MCAFEE, DOROTHY L	4	158,551	1000	13,033	1,260.00							
2015	2015-660001172	MCAFEE, DOROTHY L	4	153,776	1000	12,625	1,229.00							
2014	2014-660001172	MCAFEE, TOM	4	156,711	1000	12,227	1,127.00							
2013	2013-660001172	MCAFEE, TOM	4	138,459	1000	11,416	1,091.00							



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Lot Data		Square-Foot - NBHD 2015 #1		Primary Image					
Lot Size									
Lot Count									
Units Buildable	1								
Non-Ag Acres	1.285								
Topography									
Street Access									
Utilities									
Amenities	LAND QUALITY	0							
	FLOOD ZONE	0							
Method	Square-Foot								
Base Lot Value	55,975.00 x .56 = 31,570				\\tsclient\C\Users\Randy Necessary\Pictures\101_0308\IMG_0015. 3/9/2022				
Factor Value					<b>GRM Approach</b>				
Adjustments	1.8315				GRM Code				
Lot Value	57,820				Gross Rent 0.00				
<b>Residential Data</b>				Indicated Value					
Type	1 Single Family Residence				<b>Multiple Regression</b>				
Condition	3 - Average				MRA Code 1 Test				
Quality	3 - Average				Adusted R 0.8445				
Architecture	TRAD TRADITIONAL				Indicated Value 213,005 125.52 Per SqFt				
Style	100% One Story				<b>Direct Comparables</b>				
Exterior Wall	95% Veneer, Stone 5% Frame, Plywood or Hardbc				Selection Model 1 Res				
Base/Total Area	1,697 / 1,697				Adjustment Model A2 AO Test				
Style	100% One Story				Comparables				
HVAC	100% Warmed & Cooled Air				Indicated Value				
Roof Cover	1 Composition Shingle				<b>Value Reconciliation</b>				
Area on Slab	1,697				Selected Approach Cost Approach				
Fixture/RghIn	8 /				Improvements 178,648				
Bed/F/H Bath	3 / 2.0 /				Lot Value 57,820				
Basement Area					Indicated Value 236,468 139.34 Per SqFt				
Garage Type	600 Attached Garage - Finished				Agland Value				
Remodel					Site Improvements 13,250				
Year/Eff Age	1974 / 39				Total Value 249,718 147.15 Total Value Per SqFt				
<b>Cost Approach</b>		<b>Manual : 01/2025</b>							
Base Cost	113.58	Total Misc Impr	+	27,166					
Roofing Adj	+ 4.75	Garage Cost	+	22,974					
Subfloor Adj	+ -2.31	Total RCN	=	279,982					
Heat/Cool Adj	+ 12.64	Depreciation ( 46%)	-	128,792					
Plumbing Adj	+ 6.78	Lump Sums	+	27,458					
Basement Adj	+ 0.00	RCNLD	=	178,648					
Adj Base Cost	= 135.44	Lot Value	+	57,820					
Total Area	x 1,697	Indicated Value	=	236,468					
Adjusted Cost	= 229,842	Value Per SqFt		139.34					
<b>Miscellaneous Improvements</b>									
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	3056	25x5		125	26.54		3,318	
EPSW	ENCLOSED PORCH - SOLID WALL	3057	23x10		230	68.91		15,849	
PATO	SLAB PORCH - OPEN	134560	22x11		242	9.85		2,384	
GRDT	Garage - Detached	179386	36x28		1,008	27.24		27,458	



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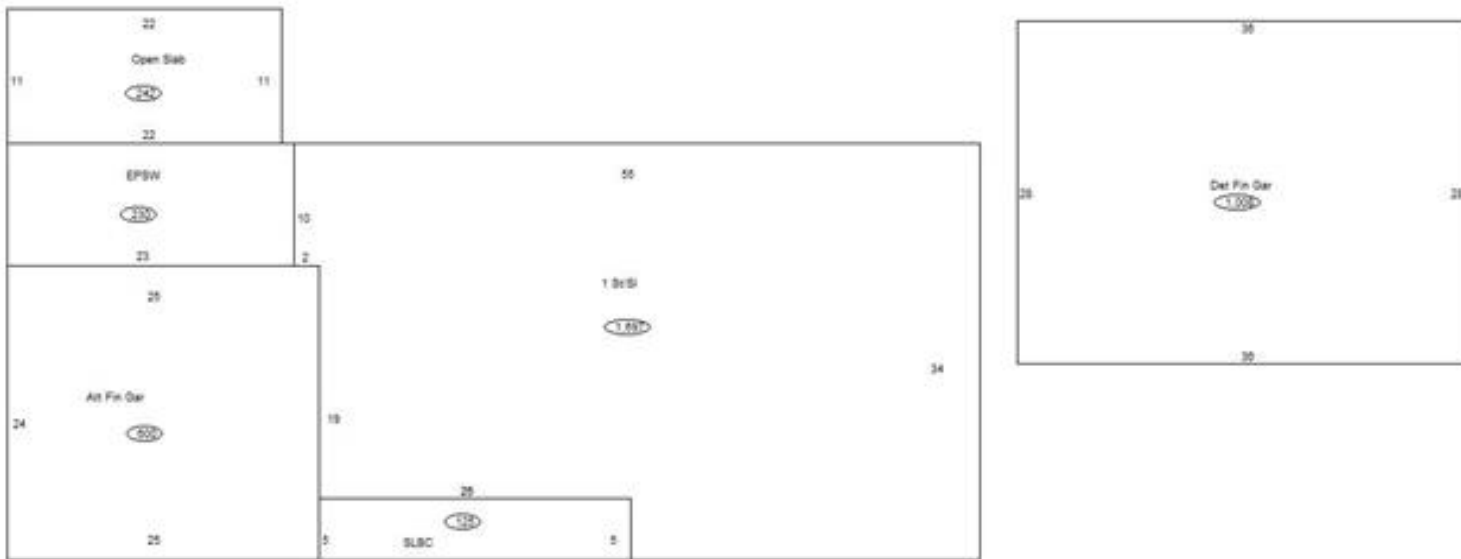
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### Sketch Image

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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	1,697	1.000	1,697
2	G	5		10	Att Fin Gar	600	1.000	600
3	M	PRCH		10	SLBC	125	1.000	125
4	M	EPSW		10	EPSW	230	1.000	230
5	M	PATO		10	Open Slab	242	1.000	242
6	G	6		10	Det Fin Gar	1,008	1.000	1,008
<b>Total Building Area</b>						<b>1,697</b>		<b>1,697</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	EQSH	Equipment Shed	24x30x8	Dirt	Formed Metal	720
	Qual	3	Cond 3	Year 2013	Eff Age 10	
	<b>Valuation Summary</b> Base Cost (20.73 x 720) 14,926		<b>Modifier Total</b>	<b>RCN</b> 14,926	<b>Depr (20% Phys/ % Func)</b> 2,985	<b>RCNLD</b> 11,941
	PCPT	Carport - Portable	18x20x8	Dirt	Formed Metal	360
	Qual	3	Cond 3	Year 2013	Eff Age 10	
	<b>Valuation Summary</b> Base Cost (4.43 x 360) 1,595		<b>Modifier Total</b>	<b>RCN</b> 1,595	<b>Depr (43% Phys/ % Func)</b> 686	<b>RCNLD</b> 909
	SHIP	Shipping/Storage Container	8x40x0			320
	Qual	3	Cond 3	Year 0	Eff Age 1520	
	<b>Valuation Summary</b> Base Cost (6.25 x 320) 2,000		<b>Modifier Total</b>	<b>RCN</b> 2,000	<b>Depr (80% Phys/ % Func)</b> 1,600	<b>RCNLD</b> 400