



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 02:18:39
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Assessment Data					Primary Image																																																																																																																				
Account 660001173 Parcel ID 20N15E-02-4-00000-000-0000 Cadastral ID 02-20-15-04600 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 158804 REESE, BILLY DALE & JANELL 25872 S 4120 RD CLAREMORE OK 74019-0000 Parcel Location Situs 25872 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					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0308\IMG_0009. 3/8/2022</p>																																																																																																																				
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Lot Data		Square-Foot - NBHD 2015 #1
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.181	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
	FLOOD ZONE	0
Method	Square-Foot	
Base Lot Value	51,446.00 x .58 = 29,985	
Factor Value		
Adjustments	1.0000	
Lot Value	29,985	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,570 / 1,570
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,570
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	552 Attached Garage - Finished
Remodel	
Year/Eff Age	1975 / 38

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	190,065	121.06	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	112.87	Total Misc Impr	+	28,958	
Roofing Adj	+ 4.93	Garage Cost	+	21,572	
Subfloor Adj	+ -2.31	Total RCN	=	263,202	
Heat/Cool Adj	+ 12.64	Depreciation (45%)	-	118,441	
Plumbing Adj	+ 7.33	Lump Sums	+	27,458	
Basement Adj	+ 0.00	RCNLD	=	172,219	
Adj Base Cost	= 135.46	Lot Value	+	29,985	
Total Area	x 1,570	Indicated Value	=	202,204	
Adjusted Cost	= 212,672	Value Per SqFt		128.79	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	172,219		
Lot Value	29,985		
Indicated Value	202,204	128.79	Per SqFt
Agland Value			
Site Improvements	3,052		
Total Value	205,256	130.74	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	5,615.40		5,615
SHLT	STORM SHELTER	0		1	2014	0.00		
EPSW	ENCLOSED PORCH - SOLID WALL	3060	18x16		288	68.44		19,711
PRCH	SLAB PORCH - COVERED	3061	116		116	26.56		3,081
PATO	SLAB PORCH - OPEN	134592	8x6		48	11.48		551
GRDT	Garage - Detached	179387	36x28		1,008	27.24		27,458



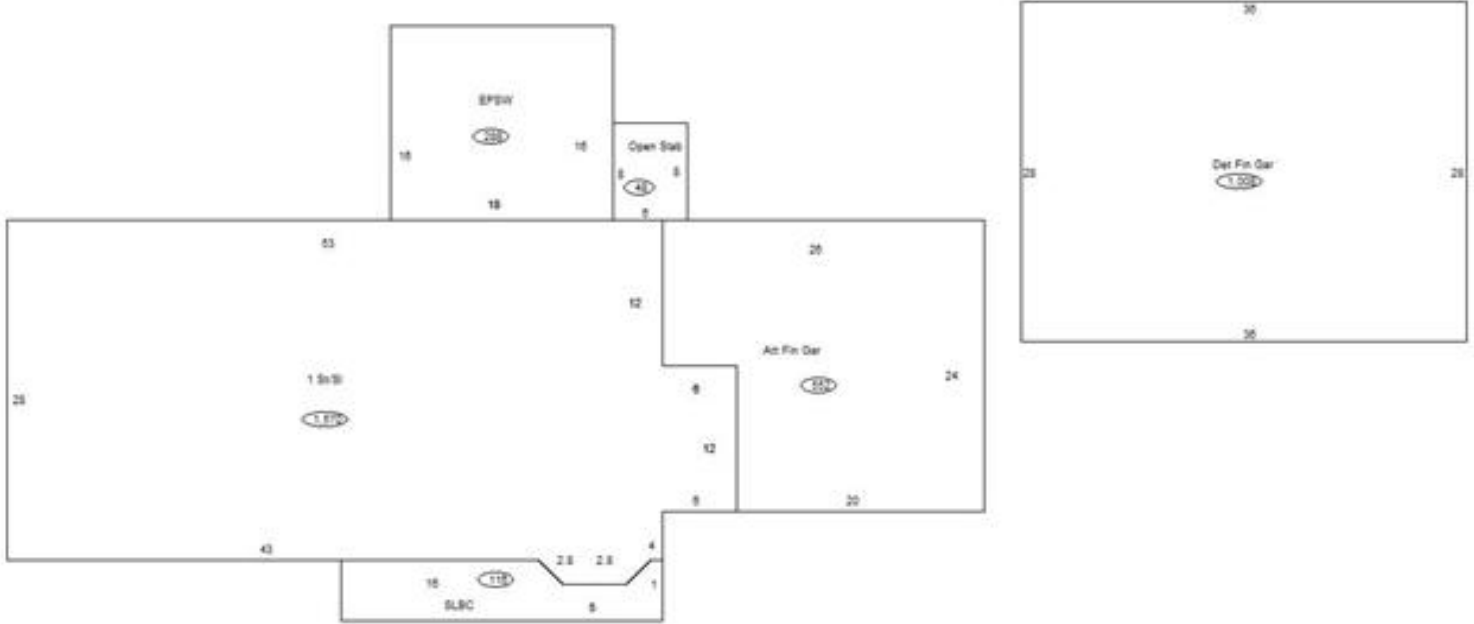
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Sketch Image

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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	1,570	1.000	1,570
2	G	5		10	Att Fin Gar	552	1.000	552
3	M	EPSW		10	EPSW	288	1.000	288
4	M	PRCH		10	SLBC	116	1.000	116
5	M	PATO		10	Open Slab	48	1.000	48
6	G	6		10	Det Fin Gar	1,008	1.000	1,008
Total Building Area						1,570		1,570



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x20x8	Plank	Formed Metal	240
	Qual	3.5	Cond 3	Year 2010	Eff Age 12	
Valuation Summary		Modifier Total		RCN	Depr (46% Phys/ % Func)	RCNLD
Base Cost (23.55 x 240)		5,652		5,652	2,600	3,052