



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 05:04:00
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Assessment Data					Primary Image																																																																																																																				
Account 660001178 Parcel ID 20N15E-02-3-00000-000-0000 Cadastral ID 02-20-15-05000 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 266452 WILSON FAMILY LIVING TRUST 25755 S 4110 RD CLAREMORE OK 74019-0000 Parcel Location Situs 25755 S 4110 RD Subdivision Lot/Block / Parcel Size 2.96 - Acres Sec/Twn/Rng 2 / 20 / 15 / 3 Neighborhood 2015 - UNPLATTED School District S008 - VERDIGRIS SCHOOLS					 <p>C:\Users\RLN\Pictures\2017-04-12 04-12-17\04-12-17 115.JPG 4/17/2017</p>																																																																																																																				
Legal Description Lat/Long: 36.23815460 -95.68930687																																																																																																																									
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Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 2.9635 Topography Street Access Utilities Amenities LAND QUALITY 0 FLOOD ZONE 0 Method Square-Foot Base Lot Value 129,090.00 x .41 = 52,964 Factor Value Adjustments 1.1628 Lot Value 61,587		 <p>C:\Users\RLN\Pictures\2017-04-12 04-12-17\04-12-17 115.JPG 4/17/2017</p>

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, Metal
Base/Total Area	1,946 / 1,946
Style	100% One Story
HVAC	100% Warmed & Cooled Air 1 Wall Air Conditioner
Roof Cover	1 Composition Shingle
Area on Slab	1,946
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Detached Garage - Finished
Remodel	
Year/Eff Age	1955 / 53



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Cost Approach		Manual : 01/2025	
Base Cost	106.47	Total Misc Impr	+ 20,918
Roofing Adj	+ 5.96	Garage Cost	+ 28,752
Subfloor Adj	+ -4.77	Total RCN	= 305,744
Heat/Cool Adj	+ 16.31	Depreciation (57%)	- 174,274
Plumbing Adj	+ 7.62	Lump Sums	+ 23,497
Basement Adj	+ 0.00	RCNLD	= 154,967
Adj Base Cost	= 131.59	Lot Value	+ 61,587
Total Area	x 1,946	Indicated Value	= 216,554
Adjusted Cost	= 256,074	Value Per SqFt	111.28

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	264,566	135.95	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	154,967		
Lot Value	61,587		
Indicated Value	216,554	111.28	Per SqFt
Agland Value			
Site Improvements	32,251		
Total Value	248,805	127.85	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	7,243.87	7,244
WODC	Wood Deck - Covered	3080		633	633	37.12	23,497
EPSW	ENCLOSED PORCH - SOLID WALL	3081	16x10		160	85.46	13,674



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable	20x20x8	Dirt	Formed Metal	400
	Qual 3	Cond 3	Year 2010	Eff Age 12		
Valuation Summary		Modifier Total	RCN	Depr (53% Phys/ % Func)	RCNLD	
Base Cost (4.43 x 400)		1,772		1,772	939	833
	UTIL	Utility Building	26x50x12	Concrete	Formed Metal	1,300
	Qual 3	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD	
Base Cost (30.69 x 1,300)		39,897		39,897	19,550	20,347
	SHDS	Shed - Small	12x20x8	Plank	Composition Shingle	240
	Qual 3	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD	
Base Cost (22.62 x 240)		5,429		5,429	3,203	2,226
	BNGP	Barn - General Purpose	26x24x10	Dirt	Composition Shingle	624
	Qual 3	Cond 3	Year 1980	Eff Age 35		
Valuation Summary		Modifier Total	RCN	Depr (61% Phys/ % Func)	RCNLD	
Base Cost (22.68 x 624)		14,152		14,152	8,633	5,519
	DTGF	DETACHED GARAGE FAIR	0x0x0			462
	Qual 2	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD	
Base Cost (16.00 x 462)		7,392		7,392	4,066	3,326

