



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:06:01
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Assessment Data					Primary Image																																																																																																																				
Account 660001206 Parcel ID 000000-00-0-00867-002-0004 Cadastral ID 02-20-15-05730 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 283737 CLEEK, WESLEY W 25465 S 4111 RD CLAREMORE OK 74017-0000 Parcel Location Situs 25465 S 4111 RD Subdivision VERDIGRIS TOWN Lot/Block 0004 / 0002 Parcel Size 2 - Lots Sec/Twn/Rng 2 / 20 / 15 / 5 Neighborhood 1038 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0303\IMG_0072. 3/4/2022</p>																																																																																																																				
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Lot Data		Square-Foot - NBHD 1038 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.2002		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	8,721.00 x .75 = 6,541		
Factor Value			
Adjustments	1.0000		
Lot Value	6,541		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% Two Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	912 / 1,824
Style	100% Two Story
HVAC	100% Wall Furnace 3 Wall Air Conditioners (Count)
Roof Cover	1 Composition Shingle
Area on Slab	912
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1978 / 36

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	211,713 116.07 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	210,020 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	100,541
Lot Value	6,541
Indicated Value	107,082 58.71 Per SqFt
Agland Value	
Site Improvements	1,111
Total Value	108,193 59.32 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	82.06	Total Misc Impr	+ 13,290
Roofing Adj	+ 2.66	Garage Cost	+ 17,775
Subfloor Adj	+ -1.23	Total RCN	= 200,569
Heat/Cool Adj	+ 0.93	Depreciation (52%)	- 104,296
Plumbing Adj	+ 8.51	Lump Sums	+ 4,268
Basement Adj	+ 0.00	RCNLD	= 100,541
Adj Base Cost	= 92.93	Lot Value	+ 6,541
Total Area	x 1,824	Indicated Value	= 107,082
Adjusted Cost	= 169,504	Value Per SqFt	58.71

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	ENCLOSED PORCH - SOLID WALL	3177	24x8		192	69.22		13,290
BALW	BALCONY - WOOD	3178	38x4		152	28.08		4,268



Rogers

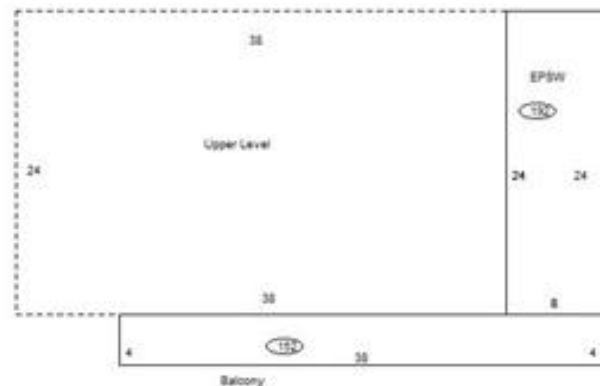
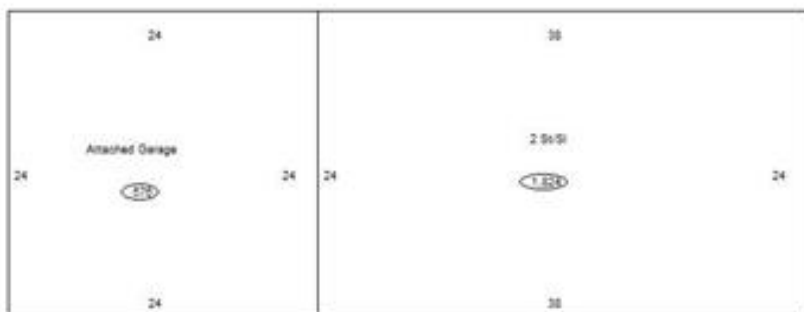
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Sketch Image

660001206



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	10	2 St/SI	912	2.000	1,824
2	G	1		10	Attached Garage	576	1.000	576
3	M	EPSW		10	EPSW	192	1.000	192
4	M	BALW		10	Balcony	152	1.000	152
5	U	^UL	Overhang	10	Upper Level	912	1.000	912
Total Building Area						912		1,824



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x8x7	Plank	Composition Shingle	64
	Qual	3	Cond	3	Year	2010
				Eff Age	12	

Valuation Summary	Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
Base Cost (32.15 x 64)	2,058		2,058	947
				1,111