



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 08:07:53  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660001209 <b>Parcel ID</b> 000000-00-0-00867-003-0001 <b>Cadastral ID</b> 02-20-15-05780 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 3 <b>Tax Area</b> 80 - VERDIGRIS TOWN/ VERDIGRI <b>Name ID</b> 326300 MCCASKEY, CHARLES R & DAWNN L -CO-TRUSTEES  25512 S 4111 RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 08004 E 538 RD <b>Subdivision</b> VERDIGRIS TOWN <b>Lot/Block</b> 0001 / 0003 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 2 / 20 / 15 / 5 <b>Neighborhood</b> 1038 - R-V03-SW VERDIGRIS <b>School District</b> S008 - VERDIGRIS SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.23597129 -95.69045286																																																																																																																									
<b>Legal Description</b> LOTS 1 & 2 BLOCK 3 VERDIGRIS TOWN.					<b>Building Permits</b> <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>R2008-06-2</td> <td>R12-NEW MOVED IN HOME 32X24 768</td> <td></td> <td></td> <td>20,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2008-06-2	R12-NEW MOVED IN HOME 32X24 768			20,000																																																																																																						
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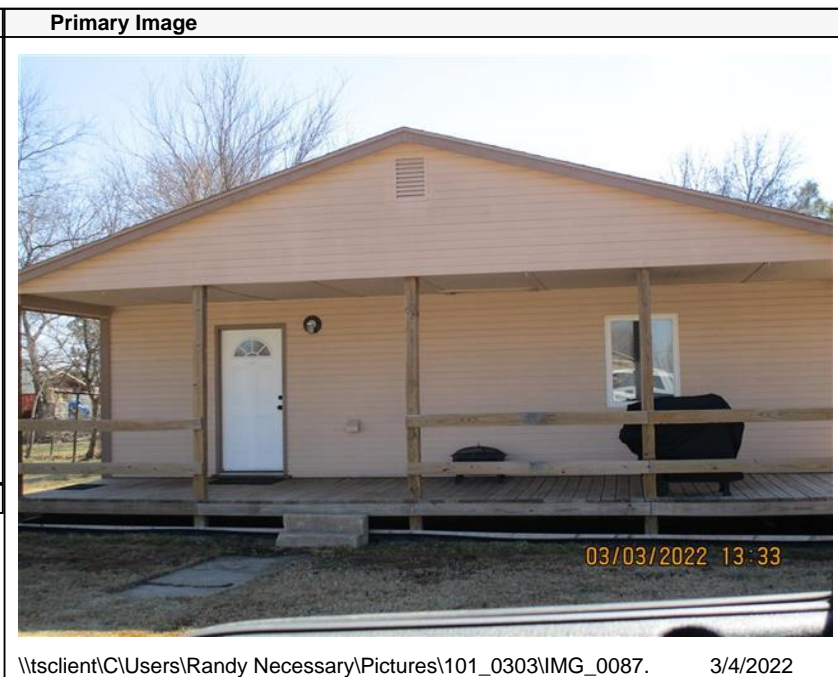
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Lot Data		Square-Foot - NBHD 1038 #1	
Lot Size			
Lot Count			
Units Buildable	2		
Non-Ag Acres	0.0661		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	2,878.00 x .75 = 2,159		
Factor Value			
Adjustments	1.0000		
Lot Value	2,159		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	768 / 768
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	/ 11.0 /
Basement Area	
Garage Type	
Remodel	RMA -
Year/Eff Age	1961 / 38

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	89,331	116.32	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	128.22	Total Misc Impr	+ 1,586				
Roofing Adj	+ 7.28	Garage Cost	+ 126,110				
Subfloor Adj	+ 0.00	Total RCN	= 56,750				
Heat/Cool Adj	+ 16.31	Depreciation ( 45%)	- 10,783				
Plumbing Adj	+ 10.33	Lump Sums	+ 80,143				
Basement Adj	+ 0.00	RCNLD	= 2,159				
Adj Base Cost	= 162.14	Lot Value	+ 82,302				
Total Area	x 768	Indicated Value	= 124,524				
Adjusted Cost	= 124,524	Value Per SqFt	107.16				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	80,143		
Lot Value	2,159		
Indicated Value	82,302	107.16	Per SqFt
Agland Value			
Site Improvements	3,703		
Total Value	86,005	111.99	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	119336	32x8		256	42.12		10,783
PRCH	Porch	179337	12x4		48	33.04		1,586



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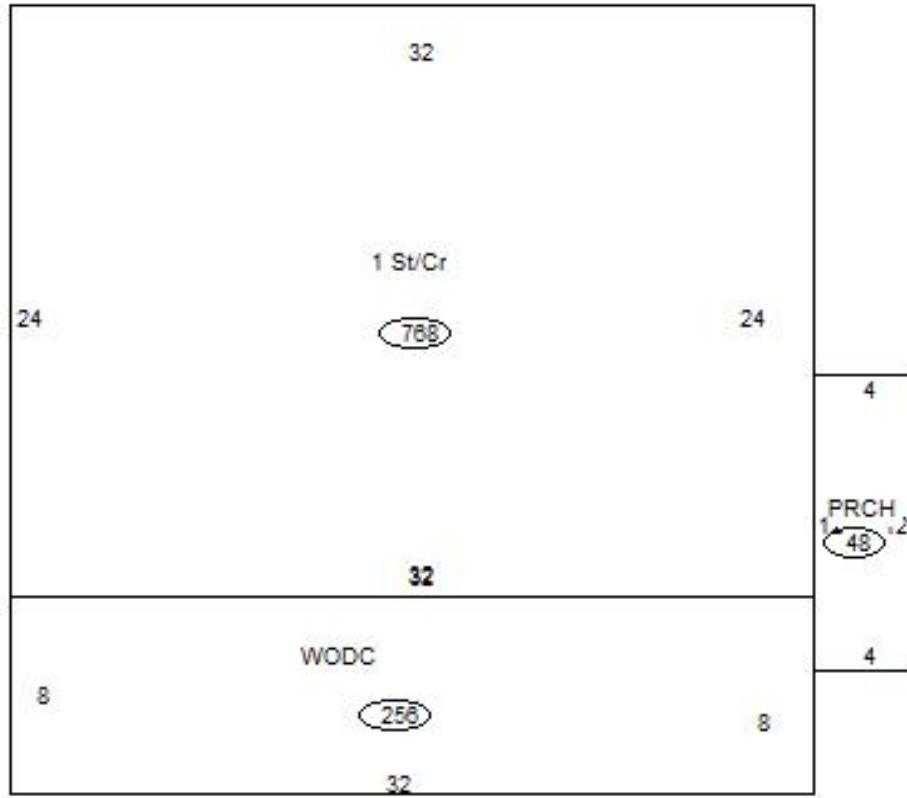
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Sketch Image

660001209



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	768	1.000	768
2	M	WODC		10	WODC	256	1.000	256
3	M	PRCH		10	PRCH	48	1.000	48
<b>Total Building Area</b>						768		768



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x16x7	Plank	Composition Shingle	192
	Qual	3	Cond 3	Year 2021	Eff Age 4	
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (19% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (23.81 x 192)		4,572			4,572	869
						3,703