



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 03:04:02
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Assessment Data					Primary Image																																																																																																																				
Account 660001212 Parcel ID 000000-00-0-00867-003-0010 Cadastral ID 02-20-15-05820 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 280985 DECKARD, CHARLOTTE A 25933 S 4110 RD CLAREMORE OK 74019-0000 Parcel Location Situs 25933 S 4110 RD Subdivision VERDIGRIS TOWN Lot/Block 0010 / 0003 Parcel Size 4 - Lots Sec/Twn/Rng 2 / 20 / 15 / 5 Neighborhood 1038 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.23548214 -95.69067652																																																																																																																									
LOTS 7 - 10 BLOCK 3 VERDIGRIS TOWN					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																																																																																																											
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Lot Data		Square-Foot - NBHD 1038 #1
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
		0
Method	Square-Foot	
Base Lot Value	12,500.00 x .75 = 9,375	
Factor Value		
Adjustments	1.0000	
Lot Value	9,375	



\\tsclient\C\Users\Randy Necessary\Pictures\101_0303\IMG_0100. 3/4/2022

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	1,210 / 1,210
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	546 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1960 / 50

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	178,609	147.61	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	151,900		Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	114.16	Total Misc Impr	+	1,454	
Roofing Adj	+ 6.46	Garage Cost	+	26,011	
Subfloor Adj	+ 0.00	Total RCN	=	207,985	
Heat/Cool Adj	+ 16.31	Depreciation (55%)	-	114,392	
Plumbing Adj	+ 12.26	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	93,593	
Adj Base Cost	= 149.19	Lot Value	+	9,375	
Total Area	x 1,210	Indicated Value	=	102,968	
Adjusted Cost	= 180,520	Value Per SqFt		85.10	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	93,593		
Lot Value	9,375		
Indicated Value	102,968	85.10	Per SqFt
Agland Value			
Site Improvements	1,597		
Total Value	104,565	86.42	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	3186	11x4		44	33.05		1,454



Rogers

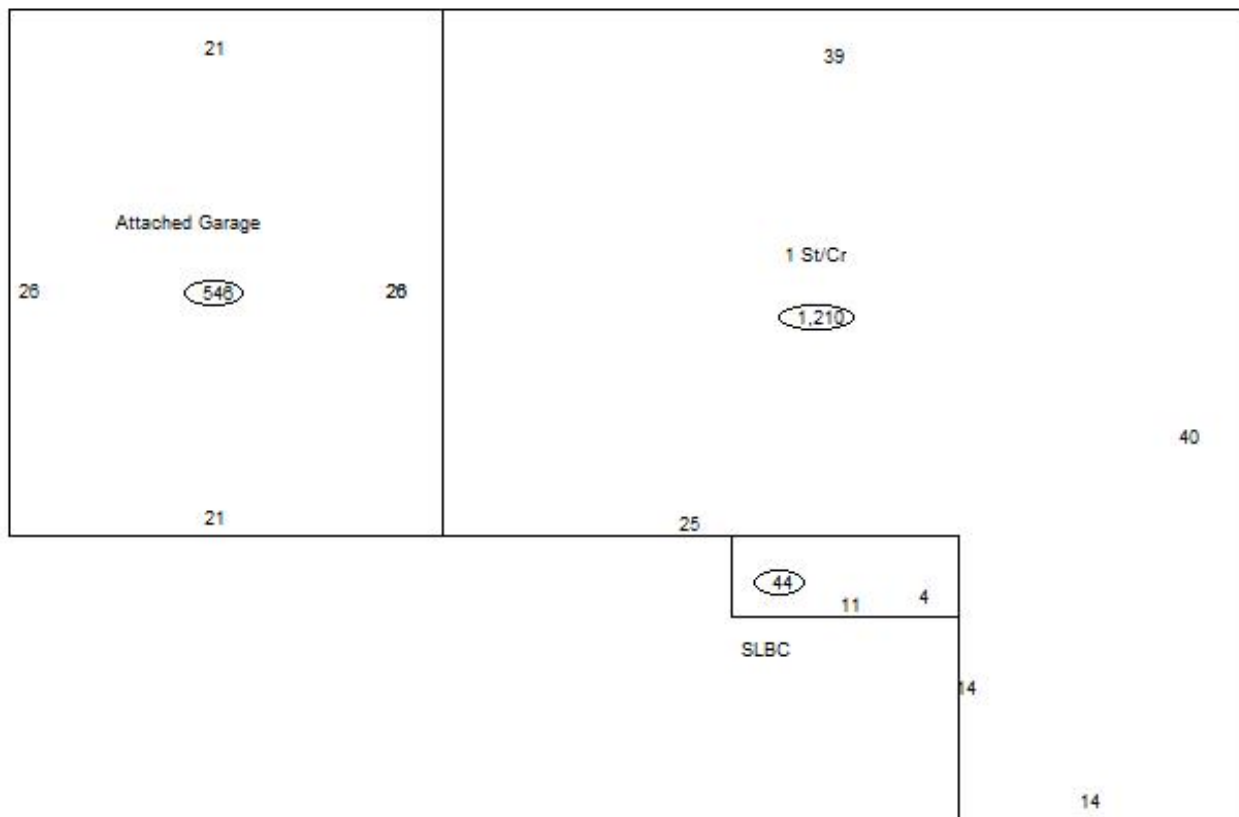
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,210	1.000	1,210
2	G	1		10	Attached Garage	546	1.000	546
3	M	PRCH		10	SLBC	44	1.000	44
Total Building Area						1,210		1,210



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x12x8	Plank	Composition Shingle	144
	Qual	3.5	Cond 3	Year 2000	Eff Age 20	
Valuation Summary		Modifier Total		RCN	Depr (59% Phys/ % Func)	RCNLD
Base Cost (27.04 x 144)		3,894		3,894	2,297	1,597