




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 02:17:22  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660001214 <b>Parcel ID</b> 000000-00-0-00867-003-0016 <b>Cadastral ID</b> 02-20-15-05860 <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> 25512 S 4111 RD <b>Subdivision</b> VERDIGRIS TOWN <b>Lot/Block</b> 0016 / 0003 <b>Parcel Size</b> 3 - 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					 <p>C:\Users\RLN\Pictures\2017-04-12 04-12-17\04-12-17 030.JPG 4/13/2017</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.23541577 -95.69006645 LOTS 14 - 16 BLOCK 3 VERDIGRIS TOWN																																																																																																																									
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Lot Data	Square-Foot - NBHD 1038 #1	Primary Image
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	12,340.00 x .75 = 9,255	
Factor Value		
Adjustments	1.0000	
Lot Value	9,255	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	70% Veneer, Stone 30% Frame, Plywood or Hardt
Base/Total Area	1,253 / 1,253
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,253
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1960 / 50



C:\Users\RLN\Pictures\2017-04-12 04-12-17\04-12-17 030.JPG 4/13/2017

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	167,889	133.99	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	120,350		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	125.28	Total Misc Impr	+	36,228			
Roofing Adj	+ 6.40	Garage Cost	+				
Subfloor Adj	+ -4.98	Total RCN	=	223,351			
Heat/Cool Adj	+ 16.31	Depreciation ( 55%)	-	122,843			
Plumbing Adj	+ 6.33	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	100,508			
Adj Base Cost	= 149.34	Lot Value	+	9,255			
Total Area	x 1,253	Indicated Value	=	109,763			
Adjusted Cost	= 187,123	Value Per SqFt		87.60			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	100,508		
Lot Value	9,255		
Indicated Value	109,763	87.60	Per SqFt
Agland Value			
Site Improvements	35,452		
Total Value	145,215	115.89	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
PRCH	SLAB PORCH - COVERED	3191	56x6		336	31.83		10,695
EPSW	Enclosed Porch - Solid Wall	118819	18x12		216	84.67		18,289



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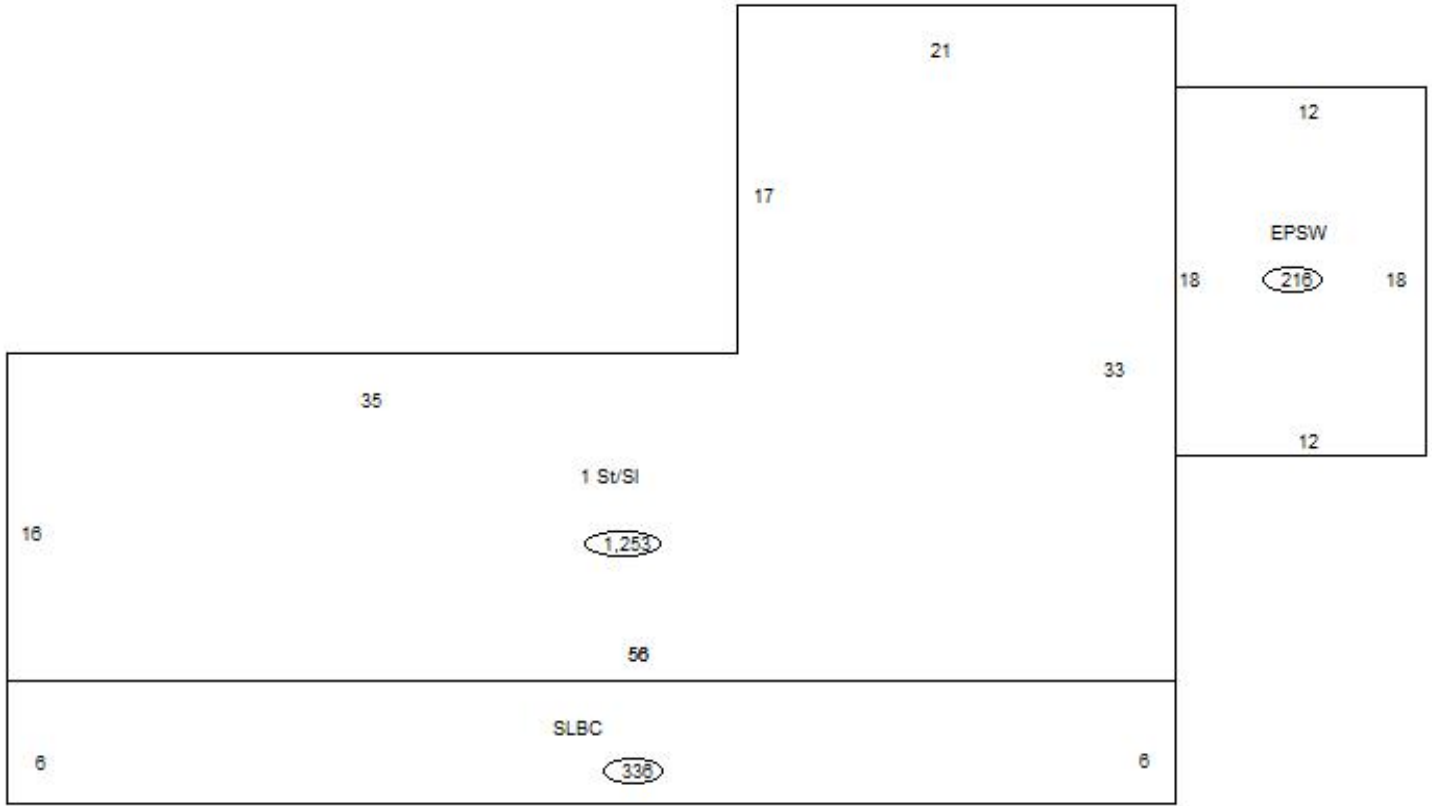
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### Sketch Image

660001214



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,253	1.000	1,253
2	M	PRCH		10	SLBC	336	1.000	336
3	M	EPSW		10	EPSW	216	1.000	216
<b>Total Building Area</b>						1,253		1,253



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	30x30x12	Concrete	Formed Metal	900
	Qual	3	Cond 3	Year 2021	Eff Age 4	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (7% Phys/ % Func)</b>
Base Cost (32.29 x 900)		29,061		29,061	2,034	27,027
	UTIL	Utility Building	20x28x10	Concrete	Formed Metal	560
	Qual	2	Cond 3	Year 2000	Eff Age 20	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (49% Phys/ % Func)</b>
Base Cost (29.50 x 560)		16,520		16,520	8,095	8,425