



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 11:59:44
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660001215 Parcel ID 000000-00-0-00867-003-0020 Cadastral ID 02-20-15-05870 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 326300 MCCASKEY, CHARLES R & DAWN L -CO-TRUSTEES 25512 S 4111 RD CLAREMORE OK 74019-0000 Parcel Location Situs 25510 S 4111 RD Subdivision VERDIGRIS TOWN Lot/Block 0020 / 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: 36.23579166 -95.69034754																																																																																																																									
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>R12</td> <td>R12-NEW 750 SQ FT SFR</td> <td>07/2008</td> <td>07/2011</td> <td>30,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R12	R12-NEW 750 SQ FT SFR	07/2008	07/2011	30,000																																																																																																						
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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	12,500.00 x .75 = 9,375	
Factor Value		
Adjustments	1.0000	
Lot Value	9,375	

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	720 / 720
Style	100% One Story
HVAC	
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1950 / 57

Cost Approach		Manual : 01/2025	
Base Cost	131.07	Total Misc Impr	+ 0
Roofing Adj	+ 7.44	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 107,662
Heat/Cool Adj	+ 0.00	Depreciation (60%)	- 64,597
Plumbing Adj	+ 11.02	Lump Sums	+ 4,106
Basement Adj	+ 0.00	RCNLD	= 47,171
Adj Base Cost	= 149.53	Lot Value	+ 9,375
Total Area	x 720	Indicated Value	= 56,546
Adjusted Cost	= 107,662	Value Per SqFt	78.54

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	72,475 100.66 Per SqFt

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

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	47,171
Lot Value	9,375
Indicated Value	56,546 78.54 Per SqFt
Agland Value	
Site Improvements	
Total Value	56,546 78.54 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	Wood Deck - Covered	119333	4x4		16	67.71	6%	1,018
WODO	WOOD DECK - OPEN	119334	16x6		96	34.22	6%	3,088



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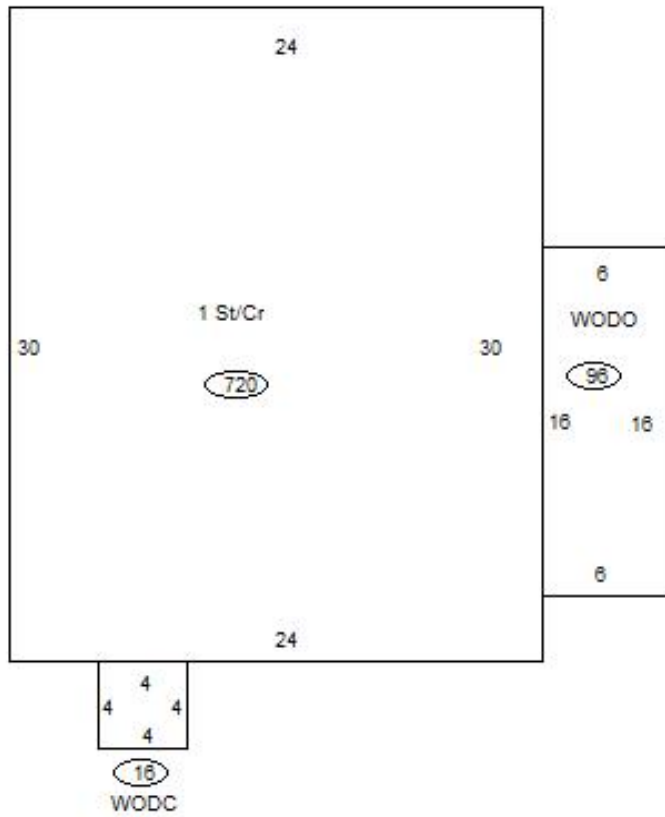
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Sketch Image

660001215



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	720	1.000	720
2	M	WODC		10	WODC	16	1.000	16
3	M	WODO		10	WODO	96	1.000	96
Total Building Area						720		720