



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 12:13:59
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Assessment Data					Primary Image																																																																																																																				
Account 660001216 Parcel ID 000000-00-0-00867-003-0022 Cadastral ID 02-20-15-05880 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 08088 E 538 RD Subdivision VERDIGRIS TOWN Lot/Block 0022 / 0003 Parcel Size 2 - Lots Sec/Twn/Rng 2 / 20 / 15 / 5 Neighborhood 1038 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS																																																																																																																									
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Lot Data	Square-Foot - NBHD 1038 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.1386 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 6,037.00 x .75 = 4,528 Factor Value Adjustments 1.0000 Lot Value 4,528		<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0303\IMG_0089. 3/4/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	512 / 512
Style	100% One Story
HVAC	100% Individual Heat Pump
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	2009 / 13

Cost Approach				Manual : 01/2025			
Base Cost	102.66	Total Misc Impr	+ 1,398	Roofing Adj	+ 4.74	Garage Cost	+ 65,721
Subfloor Adj	+ 2.77	Total RCN	= 11,173	Heat/Cool Adj	+ 5.67	Depreciation (17%)	- 1,570
Plumbing Adj	+ 9.79	Lump Sums	+ 56,118	Basement Adj	+ 0.00	RCNLD	= 4,528
Adj Base Cost	= 125.63	Lot Value	+ 60,646	Total Area	x 512	Indicated Value	= 118.45
Adjusted Cost	= 64,323	Value Per SqFt					

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	86,105	168.17	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	56,118		
Lot Value	4,528		
Indicated Value	60,646	118.45	Per SqFt
Agland Value			
Site Improvements			
Total Value	60,646	118.45	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	3193	6x6		36	21.18		762
WODO	WOOD DECK - OPEN	3194	13x6		78	25.16	20%	1,570
PRCH	SLAB PORCH - COVERED	3195	6x5		30	21.20		636



Rogers

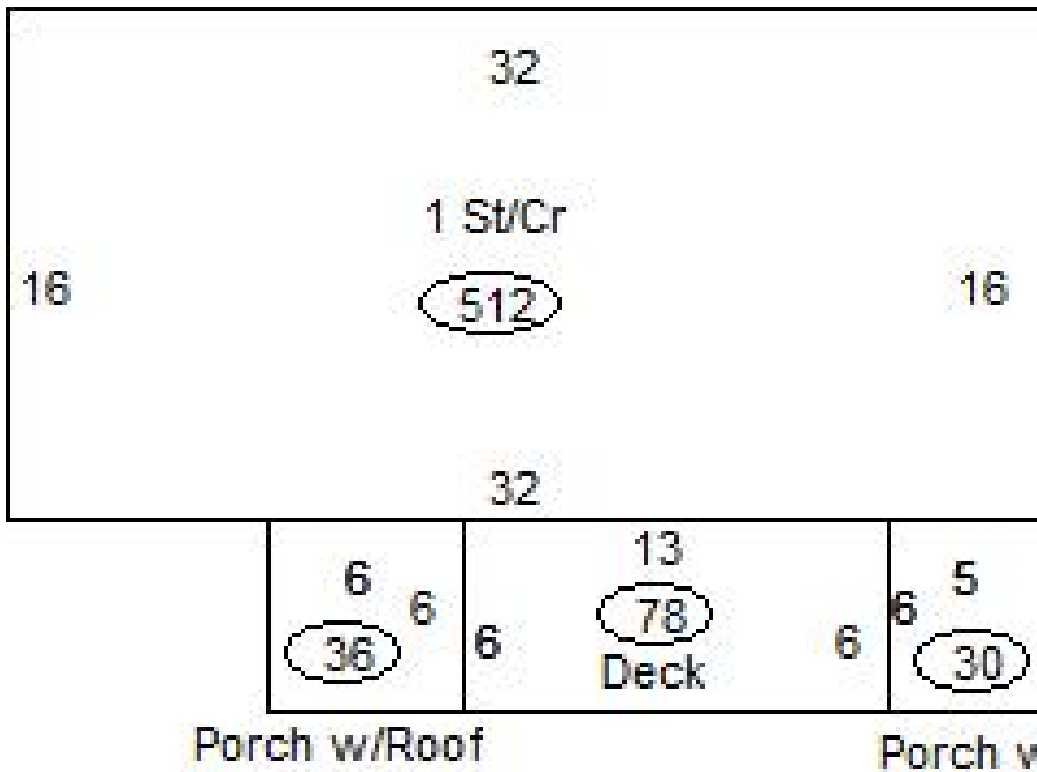
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Sketch Image

660001216



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	512	1.000	512
2	M	PRCH		13	SLBC	36	1.000	36
3	M	WODO		13	WODO	78	1.000	78
4	M	PRCH		13	SLBC	30	1.000	30
Total Building Area						512		512