



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:14:14
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Assessment Data					Primary Image																																																																																																																				
Account 660001223 Parcel ID 000000-00-0-00930-001-0007 Cadastral ID 02-20-15-05950 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 321307 THORNTON, DOUGLAS WAYNE & DENISE LYNN 25662 S SUNNY LN CLAREMORE OK 74019-0000 Parcel Location Situs 25662 S SUNNY LN Subdivision WILLIS ESTATES Lot/Block 0007 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 2 / 20 / 15 / 5 Neighborhood 1116 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.23841946 -95.67682605 LOT 7 BLOCK 1 WILLIS ESTATES																																																																																																																									
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Lot Data		Square-Foot - NBHD 1116 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.8619		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	81,105.00 x .98 = 79,757		
Factor Value			
Adjustments	1.0000		
Lot Value	79,757		



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Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Plywood or Ha
Base/Total Area	2,341 / 2,341
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,341
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	418 Attached Garage - Finished
Remodel	
Year/Eff Age	1999 / 16

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	410,937	175.54	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	345,920		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	108.82	Total Misc Impr	+ 16,701
Roofing Adj	+ 5.87	Garage Cost	+ 26,752
Subfloor Adj	+ -4.62	Total RCN	= 359,324
Heat/Cool Adj	+ 16.31	Depreciation (17%)	- 61,085
Plumbing Adj	+ 8.55	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 298,239
Adj Base Cost	= 134.93	Lot Value	+ 79,757
Total Area	x 2,341	Indicated Value	= 377,996
Adjusted Cost	= 315,871	Value Per SqFt	161.47

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	298,239		
Lot Value	79,757		
Indicated Value	377,996	161.47	Per SqFt
Agland Value			
Site Improvements	96,645		
Total Value	474,641	202.75	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	3225	16x5		80	32.94		2,635
PRCH	SLAB PORCH - COVERED	3226	16x4		64	32.99		2,111
PATO	Slab Porch - Open	3227	23x19		437	10.78		4,711



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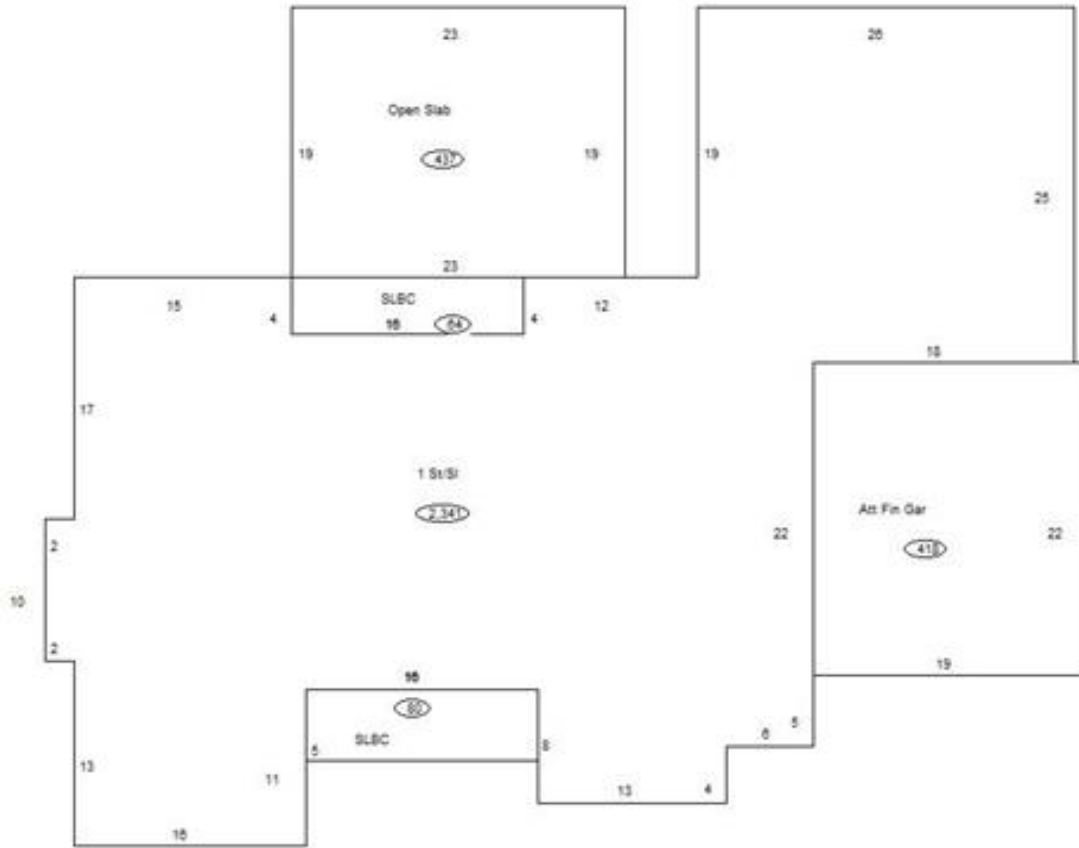
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,341	1.000	2,341
2	G	5		10	Att Fin Gar	418	1.000	418
3	M	PRCH		10	SLBC	80	1.000	80
4	M	PRCH		10	SLBC	64	1.000	64
5	M	PATO		10	Open Slab	437	1.000	437
Total Building Area						2,341		2,341



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	60x50x12	Concrete	Formed Metal	3,000
	Qual	4	Cond 3	Year 2021	Eff Age 4	
	Valuation Summary		Modifier Total	RCN	Depr (7% Phys/ % Func)	
	Base Cost (31.34 x 3,000)		94,020	94,020	6,581	87,439
	SHDS	Shed - Small	24x12x8	Plank	Composition Shingle	288
	Qual	3	Cond 3	Year 2021	Eff Age 4	
	Valuation Summary		Modifier Total	RCN	Depr (19% Phys/ % Func)	
	Base Cost (21.35 x 288)		6,149	6,149	1,168	4,981
	CPAT	Carport - Attached (CANVAS COVER)	28x20x0	Concrete	Formed Metal	560
	Qual	3	Cond 3	Year 2021	Eff Age 4	
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	
	Base Cost (10.06 x 560)		5,634	5,634	1,409	4,225