



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660001224 <b>Parcel ID</b> 000000-00-0-00930-001-0008 <b>Cadastral ID</b> 02-20-15-05960 <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> 179824 PHILLIPS, BILLY J &  GWENDOLYN G TRUSTEES 25722 S SUNNY LN CLAREMORE OK 74019-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 25722 E SUNNY LN <b>Subdivision</b> WILLIS ESTATES <b>Lot/Block</b> 0008 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 2 / 20 / 15 / 5 <b>Neighborhood</b> 1116 - R-V03-SW VERDIGRIS <b>School District</b> S008 - VERDIGRIS SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.23755138 -95.67694209					<b>Building Permits</b> <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 colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data		Square-Foot - NBHD 1116 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.6752		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	72,972.00 x 1.04 = 75,690		
Factor Value			
Adjustments	1.0000		
Lot Value	75,690		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,087 / 2,087
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,087
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	546 Attached Garage - Finished
Remodel	
Year/Eff Age	1992 / 26

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	250,117 119.85 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	292,810 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	266,694
Lot Value	75,690
Indicated Value	342,384 164.06 Per SqFt
Agland Value	
Site Improvements	8,704
Total Value	351,088 168.23 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	106.45	Total Misc Impr	+ 49,547
Roofing Adj	+ 4.65	Garage Cost	+ 21,392
Subfloor Adj	+ -2.19	Total RCN	= 344,127
Heat/Cool Adj	+ 12.64	Depreciation ( 32%)	- 110,121
Plumbing Adj	+ 9.35	Lump Sums	+ 32,688
Basement Adj	+ 0.00	RCNLD	= 266,694
Adj Base Cost	= 130.90	Lot Value	+ 75,690
Total Area	x 2,087	Indicated Value	= 342,384
Adjusted Cost	= 273,188	Value Per SqFt	164.06

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	3230		391	391	25.71		10,053
EPSW	ENCLOSED PORCH - SOLID WALL	3231		464	464	66.98		31,079
GRDT	Garage - Detached	179457	40x30		1,200	27.24		32,688
GENR	Generator - Residential Standby			1	1	2,800.00		2,800



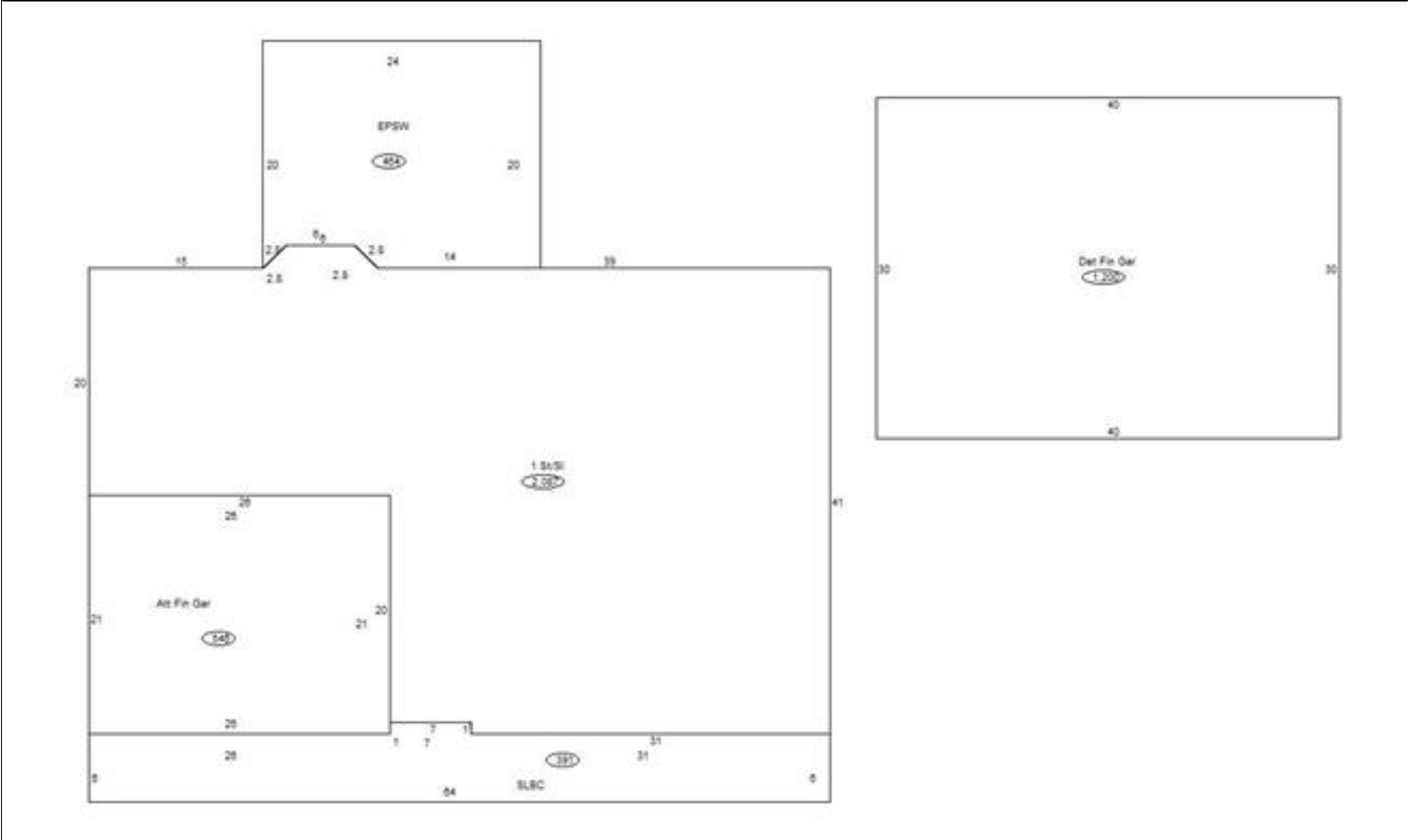
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Sketch Image

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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	2,087	1.000	2,087
2	G	5		10	Att Fin Gar	546	1.000	546
3	M	PRCH		10	SLBC	391	1.000	391
4	M	EPSW		10	EPSW	464	1.000	464
5	G	6		10	Det Fin Gar	1,200	1.000	1,200
<b>Total Building Area</b>						<b>2,087</b>		<b>2,087</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPRV	Carport - RV	60x24x12	Gravel	Formed Metal	1,440
	Qual	3	Cond 3	Year 2021	Eff Age 4	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (8.06 x 1,440)	11,606	11,606	2,902	8,704