



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 03:16:11  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660001264 <b>Parcel ID</b> 20N16E-02-4-00000-000-0000 <b>Cadastral ID</b> 02-20-16-02510 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 3 <b>Tax Area</b> 5 - JUSTUS RURAL/NO FIRE <b>Name ID</b> 285562 WARDEN, HARRY T &  SHARON O 25725 S RIVERBIRCH RD CLAREMORE OK 74019-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 25725 S RIVERBIRCH RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 15.75 - Acres <b>Sec/Twn/Rng</b> 2 / 20 / 16 / 4 <b>Neighborhood</b> 2016 - UNPLATTED LAND <b>School District</b> S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.23881454 -95.56694463 S2 S2 NE SE & TR IN NE SE SE DESC AS; BEG NW/C NE SE SE, TH S 00-12-27 E 403', N 85-24-18 E 549.97', N 89-39-59 E 112.43' TO E/L NE SE SE, TH N 00-13-17 W 362.30' TO NE/C THEREOF, TH S 89-40-41 W 660.70' TO POB					<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>4995</td> <td>NEW HOME</td> <td>05/1998</td> <td>03/1999</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	4995	NEW HOME	05/1998	03/1999																																																																																																							
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Lot Data	Square-Foot - UNPLATTED LAND (ACRES)	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	15.8236	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	689,276.00 x .36 = 248,293	
Factor Value		
Adjustments	1.0000	
Lot Value	248,293	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	80% Frame, Siding, Wood 20% Veneer, Masonry
Base/Total Area	1,945 / 1,945
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,945
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	572 Attached Garage - Finished
Remodel	
Year/Eff Age	1999 / 20

D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-15\IMG 9/15/2021

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	323,052	166.09	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	101.50	Total Misc Impr	+	11,841	
Roofing Adj	+ 4.73	Garage Cost	+	22,165	
Subfloor Adj	+ -2.22	Total RCN	=	276,411	
Heat/Cool Adj	+ 12.64	Depreciation ( 23%)	-	63,575	
Plumbing Adj	+ 7.98	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	212,836	
Adj Base Cost	= 124.63	Lot Value	+	248,293	
Total Area	x 1,945	Indicated Value	=	461,129	
Adjusted Cost	= 242,405	Value Per SqFt		237.08	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	212,836		
Lot Value	248,293		
Indicated Value	461,129	237.08	Per SqFt
Agland Value			
Site Improvements	81,593		
Total Value	542,722	279.03	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	3375	303		303	25.98		7,872
PRCH	SLAB PORCH - COVERED	3376	25x6		150	26.46		3,969





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	40x60x14	Concrete	Formed Metal	2,400
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2018	<b>Eff Age</b> 6		

<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (11% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (27.07 x 2,400)	64,968	64,968	7,146	57,822

BNGP	Barn - General Purpose	30x50x10	Dirt	Formed Metal	1,500
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2009	<b>Eff Age</b> 13	

<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (28% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (22.01 x 1,500)	33,015	33,015	9,244	23,771

CKCP	Chicken Coop	8x10x6	Plank	Formed Metal	80
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2009	<b>Eff Age</b> 13	

<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (54% Phys/ 100% Func)</b>	<b>RCNLD</b>
Base Cost (11.22 x 80)	898	898	898	