




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 03:16:13
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660001265 Parcel ID 20N16E-02-4-00000-000-0000 Cadastral ID 02-20-16-02520 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 286428 SPAULDING, LESLIE E & KIMBERLY A-TRUSTEES 25825 RIVERBIRCH RD CLAREMORE OK 74019-0000 Parcel Location Situs 25825 S RIVERBIRCH RD Subdivision Lot/Block / Parcel Size 7.5 - Acres Sec/Twn/Rng 2 / 20 / 16 / 4 Neighborhood 2016 - UNPLATTED LAND School District S009 - JUSTUS-TIAWAH SCHOOLS					 <p>D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-15\IMG 9/15/2021</p>																																																																																																																				
Legal Description Lat/Long: 36.23802721 -95.56844750																																																																																																																									
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Lot Data	Square-Foot - UNPLATTED LAND (ACRES)	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	7.769	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	338,416.00 x .38 = 129,001	
Factor Value		
Adjustments	1.0000	
Lot Value	129,001	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	2,480 / 2,480
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,480
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	720 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1985 / 31

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	285,217	115.01	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	75.97	Total Misc Impr	+ 19,209
Roofing Adj	+ 4.01	Garage Cost	+ 15,703
Subfloor Adj	+ 0.00	Total RCN	= 271,430
Heat/Cool Adj	+ 10.30	Depreciation (43%)	- 116,715
Plumbing Adj	+ 5.09	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 154,715
Adj Base Cost	= 95.37	Lot Value	+ 129,001
Total Area	x 2,480	Indicated Value	= 283,716
Adjusted Cost	= 236,518	Value Per SqFt	114.40

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	154,715		
Lot Value	129,001		
Indicated Value	283,716	114.40	Per SqFt
Agland Value			
Site Improvements	67,547		
Total Value	351,263	141.64	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	3379	18x12		216	20.62		4,454
EPSW	ENCLOSED PORCH - SOLID WALL	3380	20x12		240	54.01		12,962
WDBS	Wood Burning Stove			1	1	1,793.08		1,793



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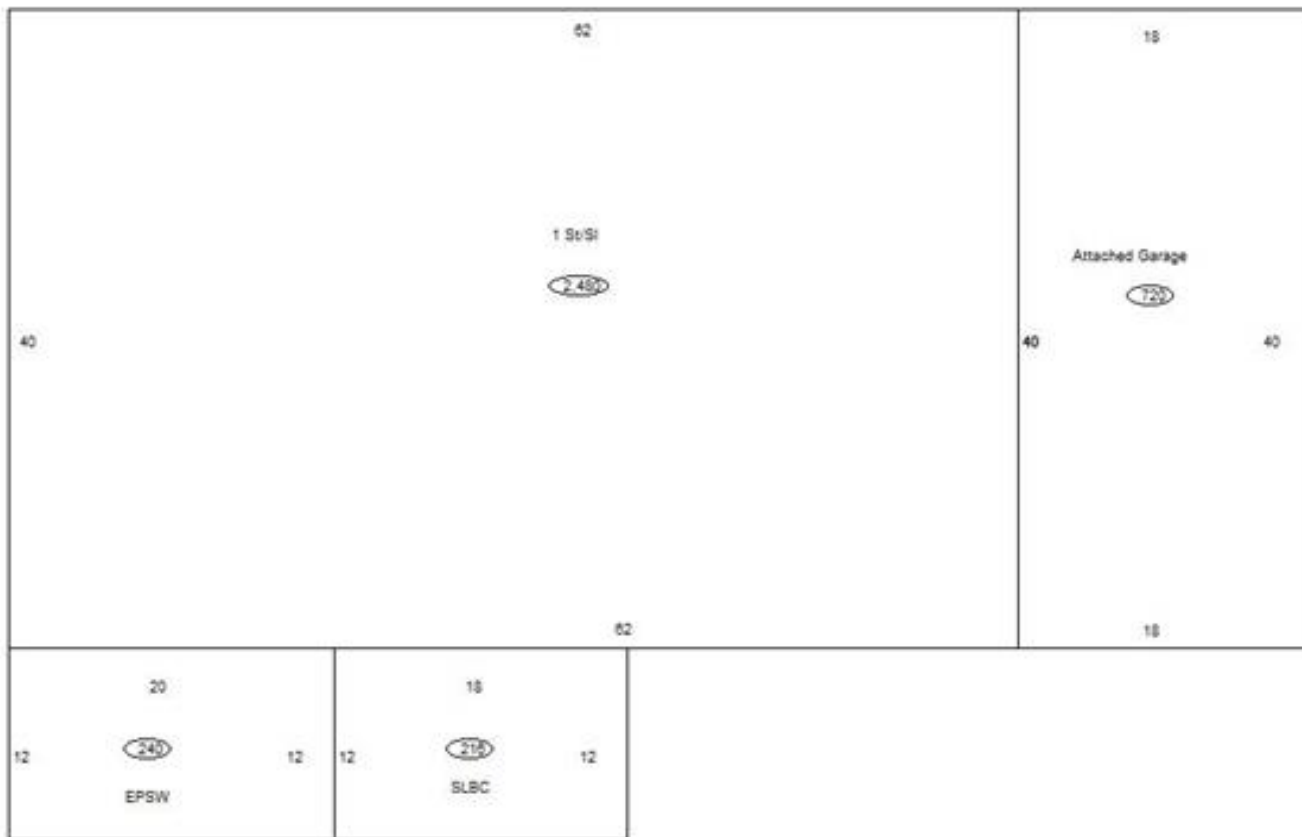
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Sketch Image

660001265



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,480	1.000	2,480
2	G	1		10	Attached Garage	720	1.000	720
3	M	PRCH		10	SLBC	216	1.000	216
4	M	EPSW		10	EPSW	240	1.000	240
Total Building Area						2,480		2,480



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	0x0x0	Concrete		595
	Qual	3	Cond 3	Year 2022	Eff Age 3	
				0		
Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)		RCNLD
Base Cost (50.38 x 595)		29,976		29,976 4,496		25,480
	PACN	Paving - Concrete AROUND POOL	0x0x0	Concrete		1,830
	Qual	3	Cond 3	Year 2022	Eff Age 2	
Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)		RCNLD
Base Cost (4.64 x 1,830)		8,491		8,491 849		7,642
	EQSH	Equipment Shed	30x60x10	Dirt	Formed Metal	1,800
	Qual	3.5	Cond 3	Year 2018	Eff Age 6	
Valuation Summary		Modifier Total	RCN	Depr (11% Phys/ % Func)		RCNLD
Base Cost (19.30 x 1,800)		34,740		34,740 3,821		30,919
	SHDS	Shed - Small	24x24x8	Plank	Galvanized Metal	576
	Qual	4	Cond 3	Year 1990	Eff Age 27	
Valuation Summary		Modifier Total	RCN	Depr (71% Phys/ % Func)		RCNLD
Base Cost (20.99 x 576)		12,090		12,090 8,584		3,506