



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 04:12:26
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Assessment Data					Primary Image																																																																																																																				
Account 660001923 Parcel ID 20N15E-03-4-00000-000-0000 Cadastral ID 03-20-15-00900 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 159744 TIPTON, DALE M 25888 S 4110 RD CLAREMORE OK 74019-0000 Parcel Location Situs 25888 S 4110 RD Subdivision Lot/Block / Parcel Size .43 - Acres Sec/Twn/Rng 3 / 20 / 15 / 4 Neighborhood 2015 - UNPLATTED School District S008 - VERDIGRIS SCHOOLS					<p>\\tsclient\C\Users\rln\Pictures\2017-05-04 05-04-17\05-04-17 056.J 5/5/2017</p>																																																																																																																				
Legal Description Lat/Long: 36.23654488 -95.69099182																																																																																																																									
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Lot Data		Square-Foot - NBHD 2015 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	0.4318							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0						
	FLOOD ZONE	0						
Method	Square-Foot							
Base Lot Value	18,809.00 x .77 = 14,404			D:\Convert\Photos\660\001\923-01.jpg 10/7/2009				
Factor Value				GRM Approach				
Adjustments	1.0000			GRM Code				
Lot Value	14,404			Gross Rent 0.00				
Residential Data				Indicated Value				
Type				Multiple Regression				
Condition	-			MRA Code				
Quality	-			Adusted R				
Architecture				Indicated Value				
Style				Direct Comparables				
Exterior Wall				Selection Model 1 Res				
Base/Total Area	0 / 0			Adjustment Model A2 AO Test				
Style				Comparables				
HVAC				Indicated Value				
Roof Cover				Value Reconciliation				
Area on Slab	0			Selected Approach Cost Approach				
Fixture/RghIn	/			Improvements				
Bed/F/H Bath	/ /			Lot Value 14,404				
Basement Area				Indicated Value 14,404 0.00 Per SqFt				
Garage Type				Agland Value				
Remodel				Site Improvements 8,768				
Year/Eff Age	/			Total Value 23,172 0.00 Total Value Per SqFt				
Cost Approach								
				Manual : 01/2025				
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 14,404					
Total Area	x 0	Indicated Value	= 14,404					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Sketch Image

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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x8x8	Plank	Composition Shingle	64
	Qual 2	Cond 2	Year 2003	Eff Age 23		

Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
Base Cost (27.56 x 64)	1,764		1,764	1,147	617

	SHDS	Shed - Small	8x12x8	Plank	Formed Metal	96
	Qual 2	Cond 2	Year 2003	Eff Age 23		

Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
Base Cost (23.15 x 96)	2,222		2,222	1,444	778

	DTGF	DETACHED GARAGE FAIR	24x32x8	Concrete	Composition Shingle	768
	Qual 2	Cond 3	Year 2003	Eff Age 17		

Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD
Base Cost (16.00 x 768)	12,288		12,288	4,915	7,373



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY FLOOD ZONE Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	6 Mobile Home 60 x 28
Condition	3 - Average
Quality	3 - Average
Architecture	2DW EXCP DWIDE MH - GOOD
Style	100% Double Wide
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,680 / 1,680
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air 1 Wall Air Conditioner
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1986 / 30

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025	
Base Cost	66.16	Total Misc Impr	+	0	
Roofing Adj	+ 2.58	Garage Cost	+		
Subfloor Adj	+ 0.00	Total RCN	=	130,452	
Heat/Cool Adj	+ 2.58	Depreciation (82%)	-	106,971	
Plumbing Adj	+ 6.33	Lump Sums	+	8,328	
Basement Adj	+ 0.00	RCNLD	=	31,809	
Adj Base Cost	= 77.65	Lot Value	+		
Total Area	x 1,680	Indicated Value	=	31,809	
Adjusted Cost	= 130,452	Value Per SqFt		18.93	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	31,809		
Lot Value			
Indicated Value	31,809	18.93	Per SqFt
Agland Value			
Site Improvements			
Total Value	31,809	18.93	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	134743	20x12		240	35.02	40%	5,043
WODC	WOOD DECK - COVERED	134744	12x10		120	45.63	40%	3,285



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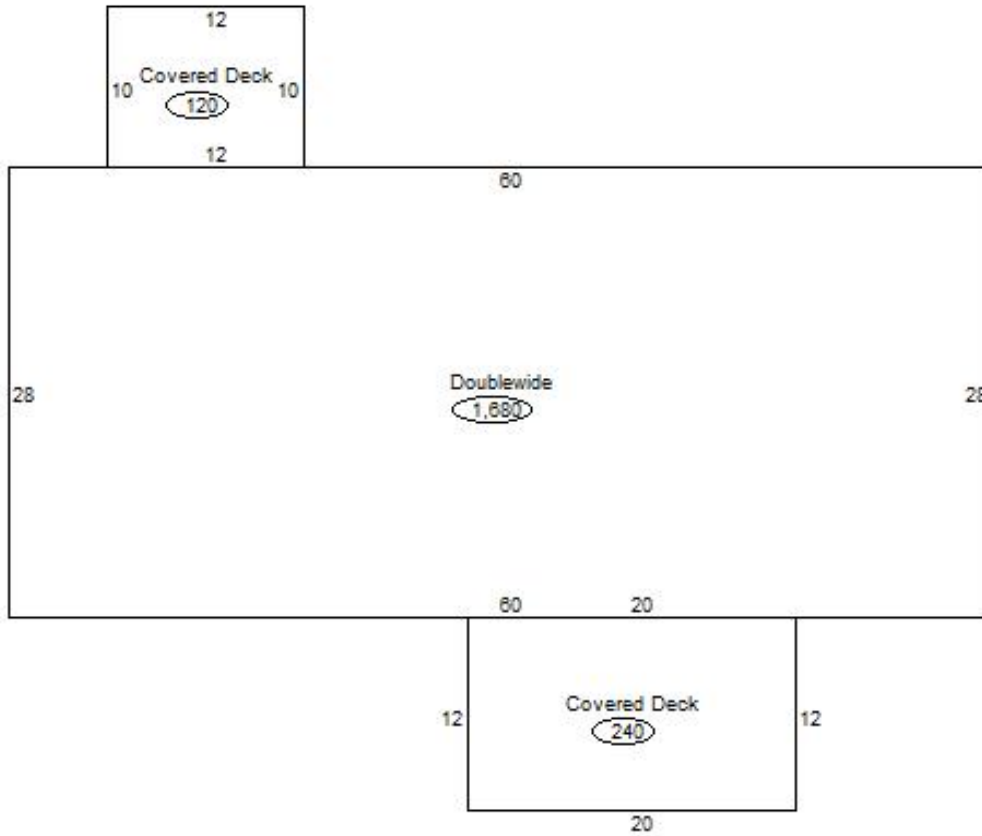
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14		13	Doublewide	1,680	1.000	1,680
2	M	WODC		13	WODC	240	1.000	240
3	M	WODC		13	WODC	120	1.000	120
Total Building Area						1,680		1,680