




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660001924 Parcel ID 20N15E-03-4-00000-000-0000 Cadastral ID 03-20-15-01000 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 324414 O'GUIN, KALEB S & JESSICA A 25844 S 4110 RD CLAREMORE OK 74019-0000 Parcel Location Situs 25844 S 4110 RD Subdivision Lot/Block / Parcel Size .285 - Acres Sec/Twn/Rng 3 / 20 / 15 / 4 Neighborhood 2015 - UNPLATTED School District S008 - VERDIGRIS SCHOOLS					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-11-02\IMG_00: 11/2/2021</p>																																																																																																																				
Legal Description Lat/Long: 36.23711664 -95.69105822 N 75' S 817' E 165' E2 SE SE																																																																																																																									
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Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.2884 Topography Street Access Utilities Amenities LAND QUALITY 0 FLOOD ZONE 0 Method Square-Foot Base Lot Value 12,561.00 x .80 = 10,049 Factor Value Adjustments 1.0000 Lot Value 10,049		 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-11-02\IMG_00: 11/2/2021</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	85% Veneer, Masonry 15% Frame, Siding, Wood
Base/Total Area	1,470 / 1,470
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,470
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	550 Attached Garage - Finished
Remodel	
Year/Eff Age	1998 / 21

Cost Approach		Manual : 01/2025	
Base Cost	106.14	Total Misc Impr	+ 2,348
Roofing Adj	+ 4.54	Garage Cost	+ 18,535
Subfloor Adj	+ -1.17	Total RCN	= 212,792
Heat/Cool Adj	+ 11.47	Depreciation (27%)	- 57,454
Plumbing Adj	+ 9.57	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 155,338
Adj Base Cost	= 130.55	Lot Value	+ 10,049
Total Area	x 1,470	Indicated Value	= 165,387
Adjusted Cost	= 191,909	Value Per SqFt	112.51

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	185,462	126.16	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	155,338		
Lot Value	10,049		
Indicated Value	165,387	112.51	Per SqFt
Agland Value			
Site Improvements	200		
Total Value	165,587	112.64	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	5065	98		98	23.96	2,348



Rogers

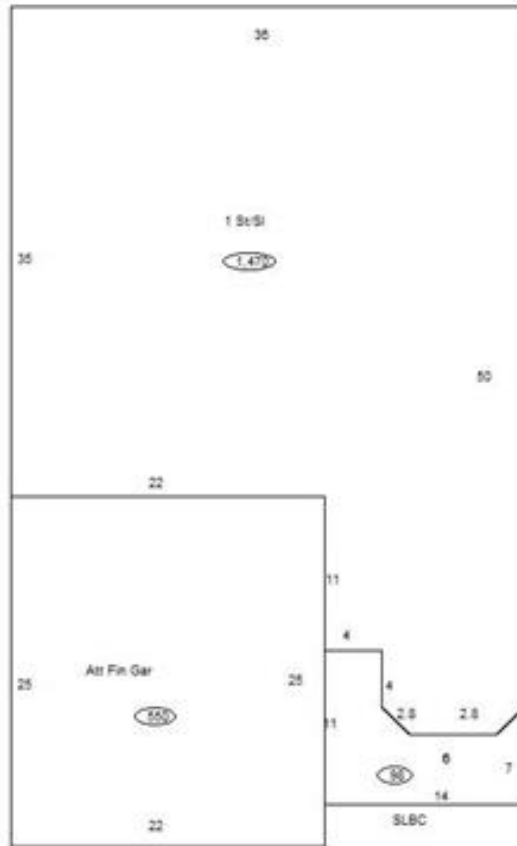
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Sketch Image

660001924



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,470	1.000	1,470
2	G	5		10	Att Fin Gar	550	1.000	550
3	M	PRCH		10	SLBC	98	1.000	98
Total Building Area						1,470		1,470



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHIP	Shipping/Storage Container	8x20x0			160
	Qual 3	Cond 3	Year 0	Eff Age 1520		

Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (6.25 x 160)	1,000		1,000 800	200