



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 02:05:10
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Assessment Data					Primary Image																																																																																																																				
Account 660001927 Parcel ID 20N15E-03-2-00000-000-0000 Cadastral ID 03-20-15-01210 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 309025 YARBROUGH, MORRIS DEWAYNE & LUE B PARRIS 25105 S 4100 RD CLAREMORE OK 74019-0000 Parcel Location Situs 25105 S 4100 RD Subdivision Lot/Block / Parcel Size .57 - Acres Sec/Twn/Rng 3 / 20 / 15 / 2 Neighborhood 2015 - UNPLATTED School District S008 - VERDIGRIS SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.24770795 -95.70841047																																																																																																																									
Legal Description W 190' S 130' N 715' LOT 4					Building Permits <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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.5827 Topography Street Access Utilities Amenities LAND QUALITY 0 FLOOD ZONE 0 Method Square-Foot Base Lot Value 25,383.00 x .71 = 18,137 Factor Value Adjustments 1.0000 Lot Value 18,137		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	85% Veneer, Masonry 15% Frame, Siding, Wood
Base/Total Area	1,931 / 2,531
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,931
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	528 Attached Garage - Finished
Remodel	
Year/Eff Age	1991 / 26

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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	302,447	119.50	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	99.73	Total Misc Impr	+	30,176			
Roofing Adj	+ 4.13	Garage Cost	+	26,025			
Subfloor Adj	+ -2.63	Total RCN	=	371,412			
Heat/Cool Adj	+ 14.47	Depreciation (32%)	-	118,852			
Plumbing Adj	+ 8.84	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	252,560			
Adj Base Cost	= 124.54	Lot Value	+	18,137			
Total Area	x 2,531	Indicated Value	=	270,697			
Adjusted Cost	= 315,211	Value Per SqFt		106.95			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	252,560		
Lot Value	18,137		
Indicated Value	270,697	106.95	Per SqFt
Agland Value			
Site Improvements			
Total Value	270,697	106.95	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63	6,430
PRCH	SLAB PORCH - COVERED	5075	62x8		496	27.84	13,809
PRCH	SLAB PORCH - COVERED	5076	351		351	28.31	9,937



Rogers

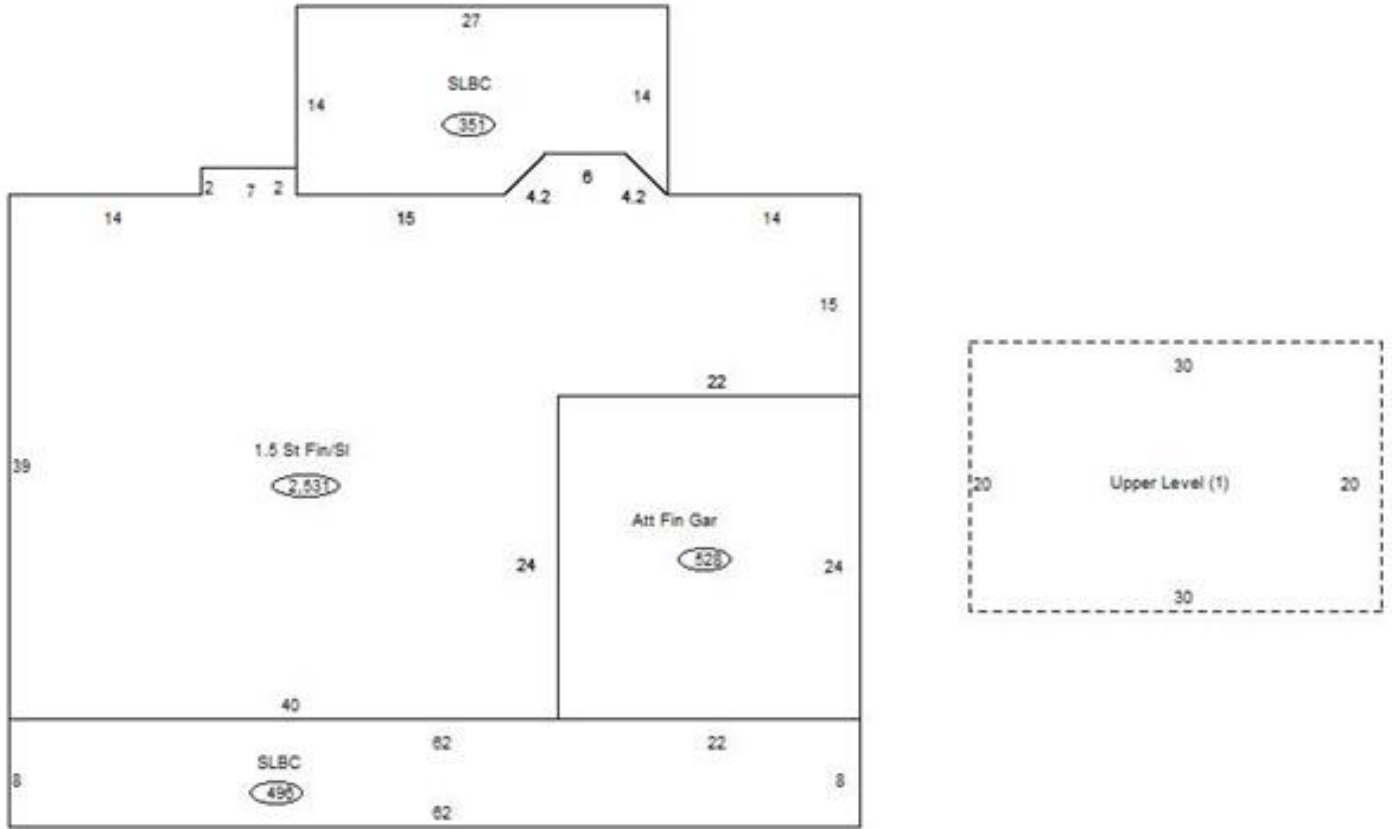
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Sketch Image

660001927



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,931	1.311	2,531
2	G	5		13	Att Fin Gar	528	1.000	528
3	M	PRCH		13	SLBC	496	1.000	496
4	M	PRCH		13	SLBC	351	1.000	351
5	U	^UL		13	Upper Level (1)	600	1.000	600
Total Building Area						1,931		2,531