



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 05:16:18  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660001932 <b>Parcel ID</b> 20N15E-03-3-00000-000-0000 <b>Cadastral ID</b> 03-20-15-01900 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 3 <b>Tax Area</b> 4 - VERDIGRIS/VERD FIRE <b>Name ID</b> 285855 OLSON, TIMOTHY &  ELIZABETH KATRINA 25817 S 4100 RD CLAREMORE OK 74019-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 25817 S 4100 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 2.12 - Acres <b>Sec/Twn/Rng</b> 3 / 20 / 15 / 3 <b>Neighborhood</b> 2015 - UNPLATTED <b>School District</b> S008 - VERDIGRIS SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.23627121 -95.70807763 ELY 165' WLY 330' S 280' N2 SW SW SW & W2 NW SW SW SW LESS N 50' THEREOF					<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>R2015 09 28 9065</td> <td>R18-NEW 1092 42X26 ADDITION R6 FOR NEW SHOP</td> <td>12/2015</td> <td>11/2017</td> <td>68,000</td> </tr> <tr> <td></td> <td></td> <td>12/2004</td> <td>07/2005</td> <td>75,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2015 09 28 9065	R18-NEW 1092 42X26 ADDITION R6 FOR NEW SHOP	12/2015	11/2017	68,000			12/2004	07/2005	75,000																																																																																																	
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Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> 0 <b>Units Buildable</b> 2 <b>Non-Ag Acres</b> 2.1576 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 FLOOD ZONE 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 93,985.00 x .47 = 44,187 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 44,187		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	80% Veneer, Masonry 20% Frame, Siding, Wood
<b>Base/Total Area</b>	2,263 / 2,263
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	2,263
<b>Fixture/RghIn</b>	10 /
<b>Bed/F/H Bath</b>	3 / 2.0 / 1.0
<b>Basement Area</b>	
<b>Garage Type</b>	925 Attached Garage - Finished
<b>Remodel</b>	RMA -
<b>Year/Eff Age</b>	1974 / 27

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-11-04\IMG\_01 11/5/2021

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	348,685	154.08	Per SqFt

Direct Comparables	
<b>Selection Model</b>	1 Res
<b>Adjustment Model</b>	A2 AO Test
<b>Comparables</b>	
<b>Indicated Value</b>	

Cost Approach				Manual : 01/2025	
<b>Base Cost</b>	103.10	<b>Total Misc Impr</b>	+	8,171	
<b>Roofing Adj</b>	+ 4.57	<b>Garage Cost</b>	+	34,540	
<b>Subfloor Adj</b>	+ -2.19	<b>Total RCN</b>	=	324,183	
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 34%)</b>	-	110,222	
<b>Plumbing Adj</b>	+ 6.26	<b>Lump Sums</b>	+	0	
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	213,961	
<b>Adj Base Cost</b>	= 124.38	<b>Lot Value</b>	+	44,187	
<b>Total Area</b>	x 2,263	<b>Indicated Value</b>	=	258,148	
<b>Adjusted Cost</b>	= 281,472	<b>Value Per SqFt</b>		114.07	

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	213,961		
<b>Lot Value</b>	44,187		
<b>Indicated Value</b>	258,148	114.07	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	78,219		
<b>Total Value</b>	336,367	148.64	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	5090	12x8		96	26.63		2,556



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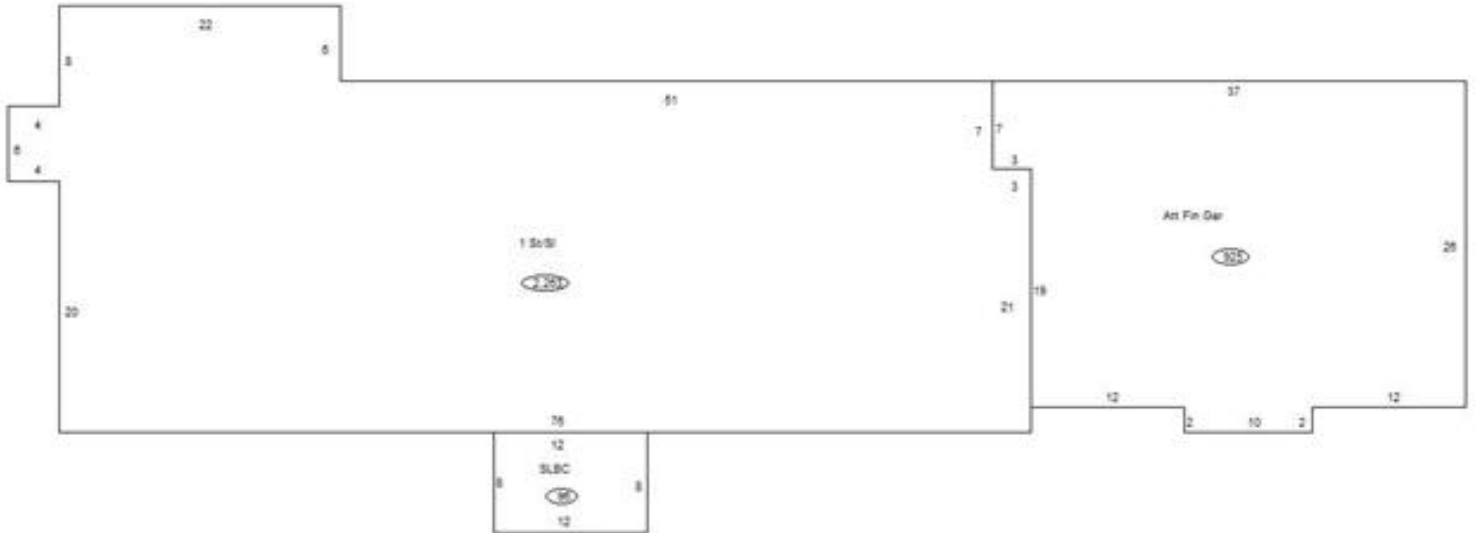
Date 04/17/2026

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### Sketch Image

660001932



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,263	1.000	2,263
2	G	5		10	Att Fin Gar	925	1.000	925
3	M	PRCH		10	SLBC	96	1.000	96
<b>Total Building Area</b>						2,263		2,263



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x8x8	Plank	Formed Metal	96
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2023	<b>Eff Age</b> 2		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (28.83 x 96)		2,768		2,768	277	2,491
	SHDS	Shed - Small	12x8x8	Plank	Composition Shingle	96
	<b>Qual</b> 3.5	<b>Cond</b> 3	<b>Year</b> 2023	<b>Eff Age</b> 2		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (29.94 x 96)		2,874		2,874	287	2,587
	SPLG	Swimming Pool - In Ground	0x0x0	Concrete		692
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2006	<b>Eff Age</b> 15		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (57% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (49.49 x 692)		34,247		34,247	19,521	14,726
	UTIL	Utility Building	40x70x16	Concrete	Formed Metal	2,800
	<b>Qual</b> 4	<b>Cond</b> 3	<b>Year</b> 2006	<b>Eff Age</b> 15		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (34% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (31.61 x 2,800)		88,508		88,508	30,093	58,415