




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
Account 660001934 Parcel ID 20N15E-03-3-00000-000-0000 Cadastral ID 03-20-15-02100 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 100634 RICHARDSON, PAUL L 25827 S 4100 RD UNIT A CLAREMORE OK 74017-0000 Parcel Location Situs 25827 S 4100 RD UNIT A Subdivision Lot/Block / Parcel Size 1.63 - Acres Sec/Twn/Rng 3 / 20 / 15 / 3 Neighborhood 2015 - UNPLATTED School District S008 - VERDIGRIS SCHOOLS					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-11-04\IMG_01' 11/5/2021</p>														
Legal Description Lat/Long: 36.23642949 -95.70743633																			
W2 NE SW SW SW					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					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	1010/703 829/458	SWATZKI, MATTHEW J &	12/06/1995	88,000 70,000	Yes No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax										
Remove Cap	0	Land Value	36,668	36,668	11%	4,033	Assessed	19,240	2,003.50										
Year Frozen	0	Improvements	138,939	138,251		15,207	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-87.00										
TIF Project ID	0	Total Value	175,607	174,919		19,240	Total Taxable	18,240	1,916.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660001934	RICHARDSON, PAUL L			4	170,571	1000	17,681	1,858.00										
2024	2024-660001934	RICHARDSON, PAUL L			4	179,314	1000	17,137	1,653.00										
2023	2023-660001934	RICHARDSON, PAUL L			4	160,077	1000	16,608	1,578.00										
2022	2022-660001934	RICHARDSON, PAUL L			4	31,300	1000	2,443	245.00										
2021	2021-660001934	RICHARDSON, PAUL L			4	149,542	1000	15,450	1,456.00										
2020	2020-660001934	RICHARDSON, PAUL L			4	150,619	1000	15,228	1,438.00										
2019	2019-660001934	RICHARDSON, PAUL L			4	143,232	1000	14,755	1,415.00										
2018	2018-660001934	RICHARDSON, PAUL L			4	143,725	1000	14,809	1,422.00										
2017	2017-660001934	RICHARDSON, PAUL L			4	142,612	1000	14,588	1,404.00										
2016	2016-660001934	RICHARDSON, PAUL L			4	139,269	1000	14,134	1,365.00										
2015	2015-660001934	RICHARDSON, PAUL L			4	137,977	1000	13,694	1,332.00										
2014	2014-660001934	RICHARDSON, PAUL L			4	140,546	1000	13,265	1,223.00										
2013	2013-660001934	RICHARDSON, PAUL L			4	132,915	1000	12,851	1,227.00										



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Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
Lot Size Lot Count Units Buildable 1.63 Non-Ag Acres 1.6194 Topography Street Access Utilities Amenities LAND QUALITY 0 FLOOD ZONE 0 Method Square-Foot Base Lot Value 70,541.00 x .52 = 36,668 Factor Value Adjustments 1.0000 Lot Value 36,668		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	1,852 / 1,852
Style	100% One Story
HVAC	100% Warmed & Cooled Air 1 Wall Air Conditioner
Roof Cover	1 Composition Shingle
Area on Slab	1,852
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	462 Attached Garage - Finished
Remodel	0 -
Year/Eff Age	1974 / 39

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 188,175 101.61 Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	98.38	Total Misc Impr	+ 8,282	Roofing Adj	+ 4.24	Garage Cost	+ 16,207
Subfloor Adj	+ -1.21	Total RCN	= 243,988	Heat/Cool Adj	+ 11.47	Depreciation (48%)	- 117,114
Plumbing Adj	+ 5.64	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 126,874
Adj Base Cost	= 118.52	Lot Value	+ 36,668	Total Area	x 1,852	Indicated Value	= 163,542
		Value Per SqFt	88.31	Adjusted Cost	= 219,499		

Value Reconciliation
Selected Approach Cost Approach Improvements 126,874 Lot Value 36,668 Indicated Value 163,542 88.31 Per SqFt Agland Value Site Improvements 12,065 Total Value 175,607 94.82 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	5,095.98		5,096
SHLT	STORM SHELTER	0		1	2014	0.00		
PATO	SLAB PORCH - OPEN	5094	10x10		100	10.86		1,086
PATO	SLAB PORCH - OPEN	5095	18x12		216	9.72		2,100



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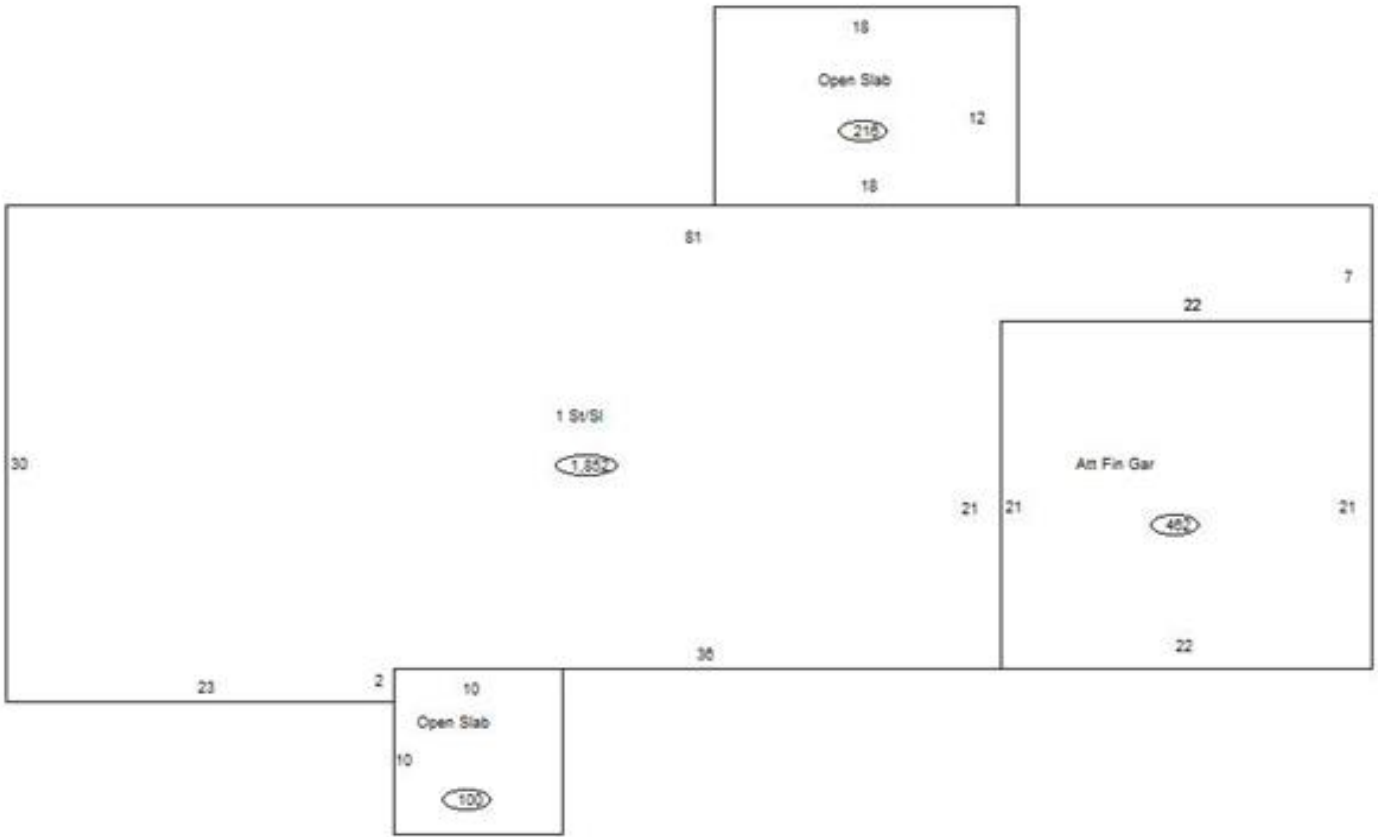
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	1,852	1.000	1,852
2	G	5		10	Att Fin Gar	462	1.000	462
3	M	PATO		10	Open Slab	100	1.000	100
4	M	PATO		10	Open Slab	216	1.000	216
Total Building Area						1,852		1,852



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	24x30x12	Concrete	Formed Metal	720
	Qual 2	Cond 3	Year 2001	Eff Age 19		

Valuation Summary	Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
Base Cost (31.03 x 720)	22,342	22,342	10,277	12,065