




# 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																																																																																																																				
<b>Account</b> 660001943 <b>Parcel ID</b> 20N15E-03-1-00000-000-0000 <b>Cadastral ID</b> 03-20-15-03200 <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> 160204 WARREN, JAMES DAVID  25107 S 4109 RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 25107 S 4109 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 5 - Acres <b>Sec/Twn/Rng</b> 3 / 20 / 15 / 1 <b>Neighborhood</b> 2015 - UNPLATTED <b>School District</b> S008 - VERDIGRIS SCHOOLS					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-11-03\IMG_001 11/4/2021</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.24809909 -95.69183687 S 329.70' N 652.63' E 19.81 ACRES LOT 1																																																																																																																									
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Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 5 <b>Non-Ag Acres</b> 5.2957 <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> 230,682.00 x .34 = 78,362 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 78,362		 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-11-03\IMG_001 11/4/2021</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	4 - Good
<b>Quality</b>	3.5 - Average
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	80% Veneer, Masonry 20% Frame, Siding, Vinyl
<b>Base/Total Area</b>	2,764 / 2,764
<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>	2,764
<b>Fixture/RghIn</b>	14 /
<b>Bed/F/H Bath</b>	4 / 3.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	696 Attached Garage - Finished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1992 / 20

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>Adjusted R</b>	0.8445		
<b>Indicated Value</b>	345,582	125.03	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>	104.95	<b>Total Misc Impr</b>	+	14,419			
<b>Roofing Adj</b>	+ 5.08	<b>Garage Cost</b>	+	32,628			
<b>Subfloor Adj</b>	+ -3.24	<b>Total RCN</b>	=	404,598			
<b>Heat/Cool Adj</b>	+ 14.47	<b>Depreciation ( 23%)</b>	-	93,058			
<b>Plumbing Adj</b>	+ 8.10	<b>Lump Sums</b>	+	5,076			
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	316,616			
<b>Adj Base Cost</b>	= 129.36	<b>Lot Value</b>	+	78,362			
<b>Total Area</b>	x 2,764	<b>Indicated Value</b>	=	394,978			
<b>Adjusted Cost</b>	= 357,551	<b>Value Per SqFt</b>		142.90			

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	316,616		
<b>Lot Value</b>	78,362		
<b>Indicated Value</b>	394,978	142.90	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	7,014		
<b>Total Value</b>	401,992	145.44	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	5110	127		127	29.10		3,696
WODO	WOOD DECK - OPEN	5111	312		312	19.14	15%	5,076
PRCH	SLAB PORCH - COVERED	5112	148		148	29.01		4,293



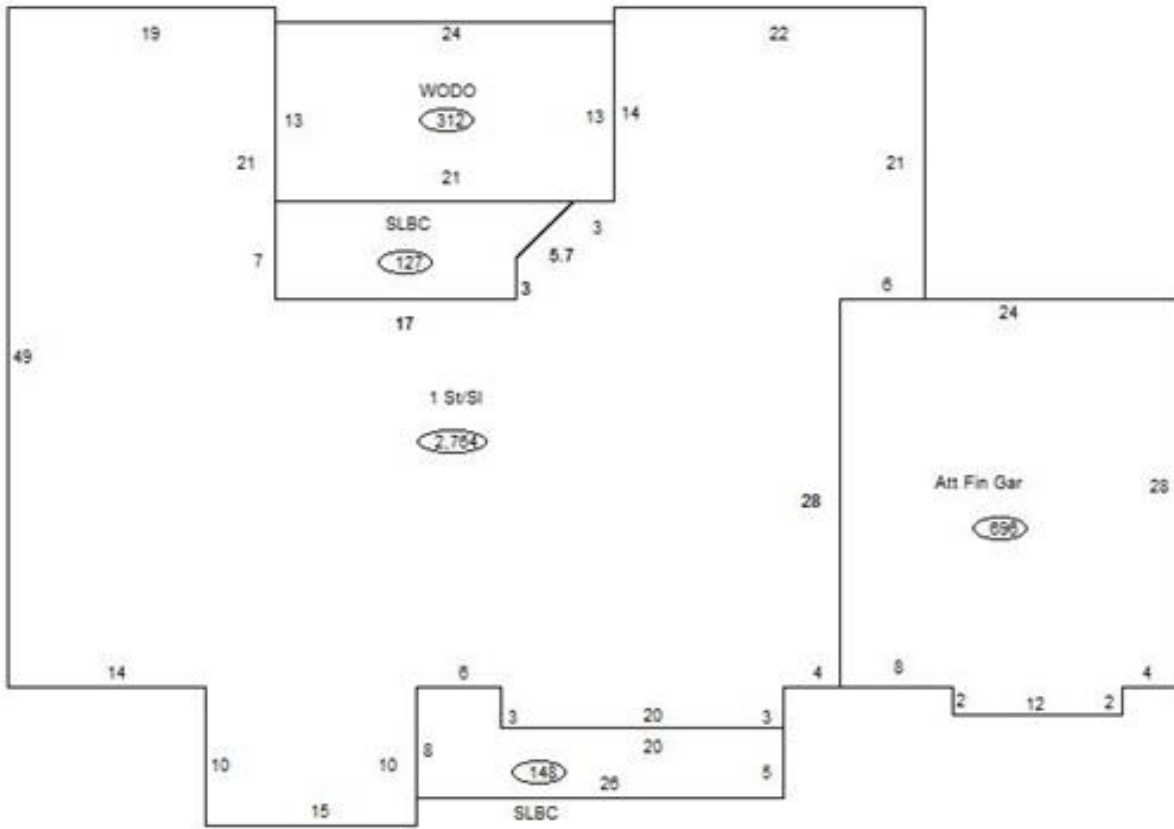
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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,764	1.000	2,764
2	G	5		13	Att Fin Gar	696	1.000	696
3	M	PRCH		13	SLBC	127	1.000	127
4	M	WODO		13	WODO	312	1.000	312
5	M	PRCH		13	SLBC	148	1.000	148
<b>Total Building Area</b>						<b>2,764</b>		<b>2,764</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - General Purpose	20x30x10	Dirt	Galvanized Metal	600
	Qual 2	Cond 2	Year 2008	Eff Age 18		

Valuation Summary	Modifier Total	RCN	Depr (43% Phys/ % Func)	RCNLD
Base Cost (20.51 x 600)	12,306	12,306	5,292	7,014