



# 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	660001946								
Parcel ID	20N15E-03-1-00000-000-0000								
Cadastral ID	03-20-15-03400								
Property Type	REAL - Real Property								
Property Class	RR	VI Area	3						
Tax Area	4 - VERDIGRIS/VERD FIRE								
Name ID	325668								
ATKINS, BERKLEY & SHANA									
25185 S 4109 RD CLAREMORE OK 74019-0000									
Parcel Location									
Situs	25185 S 4109 RD								
Subdivision									
Lot/Block	/	Parcel Size	2.5 - Acres						
Sec/Twn/Rng	3 / 20 / 15 / 1								
Neighborhood	2015 - UNPLATTED								
School District	S008 - VERDIGRIS SCHOOLS								
Legal Description Lat/Long: 36.24628346 -95.69242872									
W2 S 329.7' E 19.81 ACRES LOT 1									
Building Permits									
Number	Description	Opened	Closed	Amount					
R22 295	R23 NEW DTCH BLDG 30X32	07/2022	03/2024	32,800					
R20	R21-POSS MED MARI GROWER`	05/2020	08/2020						
R18 000145	R20- REMODELING ATTIC	06/2018	08/2019	12,000					
R15	R15-POSS NEW SLAB OUT BACK	08/2013	03/2014						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	MYERS, SHANA	05/18/2020	0	4					
2552/122	MYERS, MARK & SHANA	05/20/2016	0	4					
2238/752	HILL, RONALD JOE &	03/19/2012	64,000	17					
1914/124	VANTAGE POINT DEV LLC	11/14/2007	70,000	YES					
1808/809	DORSEY, TERRY &	08/18/2006	65,000	5					
1786/436	O'BRIEN, JAN B LANCASTER	06/12/2006	250,000	11					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	
Remove Cap	2013	Land Value	48,129	44,857	11%	4,934	Assessed	43,749	4,555.66
Year Frozen	0	Improvements	439,276	352,868		38,815	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-87.00
TIF Project ID	0	Total Value	487,405	397,725		43,749	Total Taxable	42,749	4,469.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660001946	ATKINS, BERKLEY & SHANA	4	441,958	1000	41,476	4,336.00		
2024	2024-660001946	ATKINS, BERKLEY & SHANA	4	441,429	1000	37,899	3,643.00		
2023	2023-660001946	ATKINS, BERKLEY & SHANA	4	423,427	1000	36,766	3,481.00		
2022	2022-660001946	ATKINS, BERKLEY & SHANA	4	400,727	1000	35,666	3,438.00		
2021	2021-660001946	ATKINS, BERKLEY & SHANA	4	327,857	1000	34,599	3,249.00		
2020	2020-660001946	ATKINS, BERKLEY & SHANA	4	325,340	1000	33,562	3,158.00		
2019	2019-660001946	MYERS, SHANA	4	279,138	1000	29,705	2,839.00		
2018	2018-660001946	MYERS, SHANA	4	279,355	1000	29,729	2,844.00		
2017	2017-660001946	MYERS, SHANA	4	277,026	1000	29,473	2,826.00		
2016	2016-660001946	MYERS, SHANA	4	269,658	1000	28,662	2,757.00		
2015	2015-660001946	MYERS, MARK & SHANA	4	299,013	1000	31,891	3,090.00		
2014	2014-660001946	MYERS, MARK & SHANA	4	304,040	1000	31,546	2,893.00		
2013	2013-660001946	MYERS, MARK & SHANA	4	287,256	1000	30,598	2,908.00		



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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> 1 <b>Non-Ag Acres</b> 2.5195 <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> 109,751.00 x .44 = 48,129 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 48,129		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	4 - Good
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	90% Frame, Stucco 10% Frame, Siding, Wood
<b>Base/Total Area</b>	1,866 / 3,107
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,866
<b>Fixture/RghIn</b>	16 /
<b>Bed/F/H Bath</b>	5 / 3.0 / 1.0
<b>Basement Area</b>	
<b>Garage Type</b>	667 Attached Garage - Finished
<b>Remodel</b>	
<b>Year/Eff Age</b>	2012 / 11



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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>	478,152	153.90	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>	95.77	<b>Total Misc Impr</b>	+ 22,010				
<b>Roofing Adj</b>	+ 3.69	<b>Garage Cost</b>	+ 38,393				
<b>Subfloor Adj</b>	+ -2.82	<b>Total RCN</b>	= 439,985				
<b>Heat/Cool Adj</b>	+ 16.31	<b>Depreciation ( 11%)</b>	- 48,398				
<b>Plumbing Adj</b>	+ 9.22	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 391,587				
<b>Adj Base Cost</b>	= 122.17	<b>Lot Value</b>	+ 48,129				
<b>Total Area</b>	x 3,107	<b>Indicated Value</b>	= 439,716				
<b>Adjusted Cost</b>	= 379,582	<b>Value Per SqFt</b>	141.52				

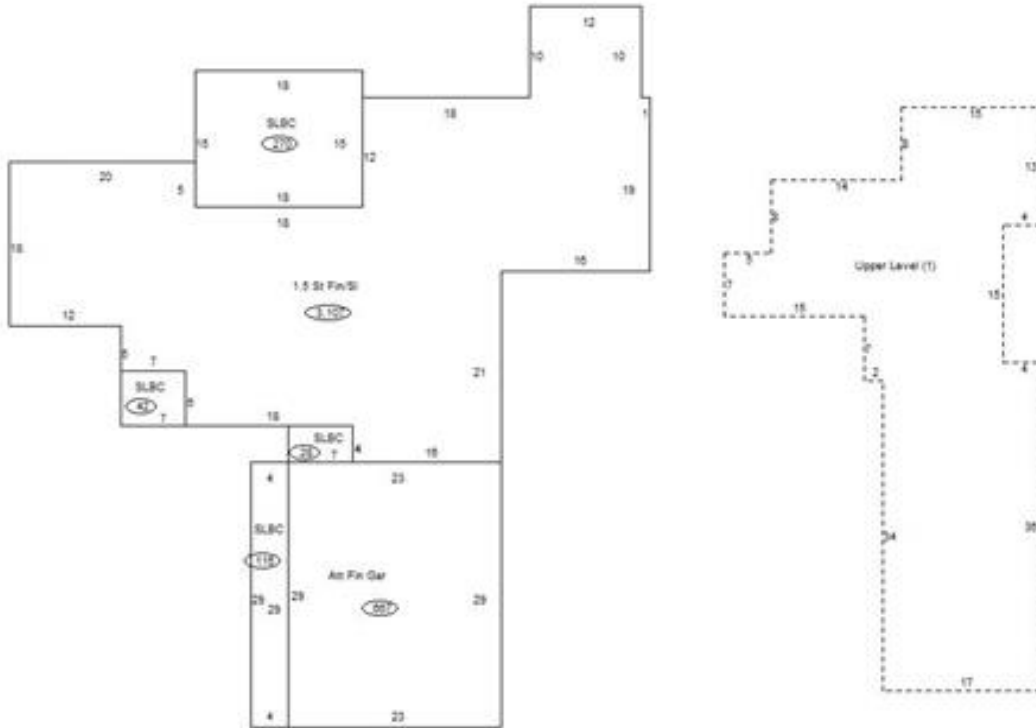
Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	391,587		
<b>Lot Value</b>	48,129		
<b>Indicated Value</b>	439,716	141.52	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	47,689		
<b>Total Value</b>	487,405	156.87	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1 2012	1	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	116149	18x15		270	32.03		8,648
PRCH	SLAB PORCH - COVERED	116150	7x4		28	33.10		927
PRCH	SLAB PORCH - COVERED	116151	29x4		116	32.78		3,802
PRCH	SLAB PORCH - COVERED	116152	7x6		42	33.06		1,389



Sketch Image

660001946



**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	1,866	1.665	3,107
2	G	5		13	Att Fin Gar	667	1.000	667
3	M	PRCH		13	SLBC	270	1.000	270
4	M	PRCH		13	SLBC	28	1.000	28
5	M	PRCH		13	SLBC	116	1.000	116
6	M	PRCH		13	SLBC	42	1.000	42
7	U	^UL		13	Upper Level (1)	1,241	1.000	1,241
<b>Total Building Area</b>						1,866		3,107



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
SHDS	Shed - Small	8x6x6	Dirt	Formed Metal	48	
<b>Qual</b>	2	<b>Cond</b> 2	<b>Year</b> 2024	<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 (26.41 x 48)	1,268		1,268	127	1,141

UTIL	Utility Building	30x32x12	Concrete	Formed Metal	960
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2024	<b>Eff Age</b> 2	

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (3% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (31.89 x 960)	30,614		30,614	918	29,696

SPLG	Swimming Pool - In Ground	0x0x0	Concrete		400
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2021	<b>Eff Age</b> 4	

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (21% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (53.33 x 400)	21,332		21,332	4,480	16,852