



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660001951 <b>Parcel ID</b> 000000-00-0-00066-001-0001 <b>Cadastral ID</b> 03-20-15-03800 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 3 <b>Tax Area</b> 4 - VERDIGRIS/VERD FIRE <b>Name ID</b> 271449 SMITH, JAMES EARL & KAREN GWEN REVOCABLE LIVING TRUST  25976 S BRANDON TERR DR CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 25976 S BRANDON TERRACE DR <b>Subdivision</b> BRANDON TERRACE <b>Lot/Block</b> 0001 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 3 / 20 / 15 / 5 <b>Neighborhood</b> 1046 - R-V03-SW VERDIGRIS <b>School District</b> S008 - VERDIGRIS SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-10-15\IMG_001 10/19/2021</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.23524197 -95.69699062 LOT 1 BLOCK 1 BRANDON TERRACE																																																																																																																									
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Lot Data	Square-Foot - NBHD 1046 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.9494	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	41,355.00 x .75 = 31,016	
Factor Value		
Adjustments	1.0000	
Lot Value	31,016	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	40% Veneer, Masonry 60% Frame, Siding, Vinyl
Base/Total Area	2,183 / 2,435
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	625 Attached Garage - Finished
Remodel	
Year/Eff Age	1999 / 20



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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	287,051	117.89	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	290,930		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	240,712		
Lot Value	31,016		
Indicated Value	271,728	111.59	Per SqFt
Agland Value			
Site Improvements	4,784		
Total Value	276,512	113.56	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	91.97	Total Misc Impr	+	8,544			
Roofing Adj	+ 4.12	Garage Cost	+	23,800			
Subfloor Adj	+ 0.00	Total RCN	=	312,613			
Heat/Cool Adj	+ 12.64	Depreciation ( 23%)	-	71,901			
Plumbing Adj	+ 6.37	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	240,712			
Adj Base Cost	= 115.10	Lot Value	+	31,016			
Total Area	x 2,435	Indicated Value	=	271,728			
Adjusted Cost	= 280,269	Value Per SqFt		111.59			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	5138	14x10		140	26.49		3,709
PRCH	SLAB PORCH - COVERED	5139	28x5		140	26.49		3,709
PRCH	SLAB PORCH - COVERED	5140	7x6		42	26.80		1,126



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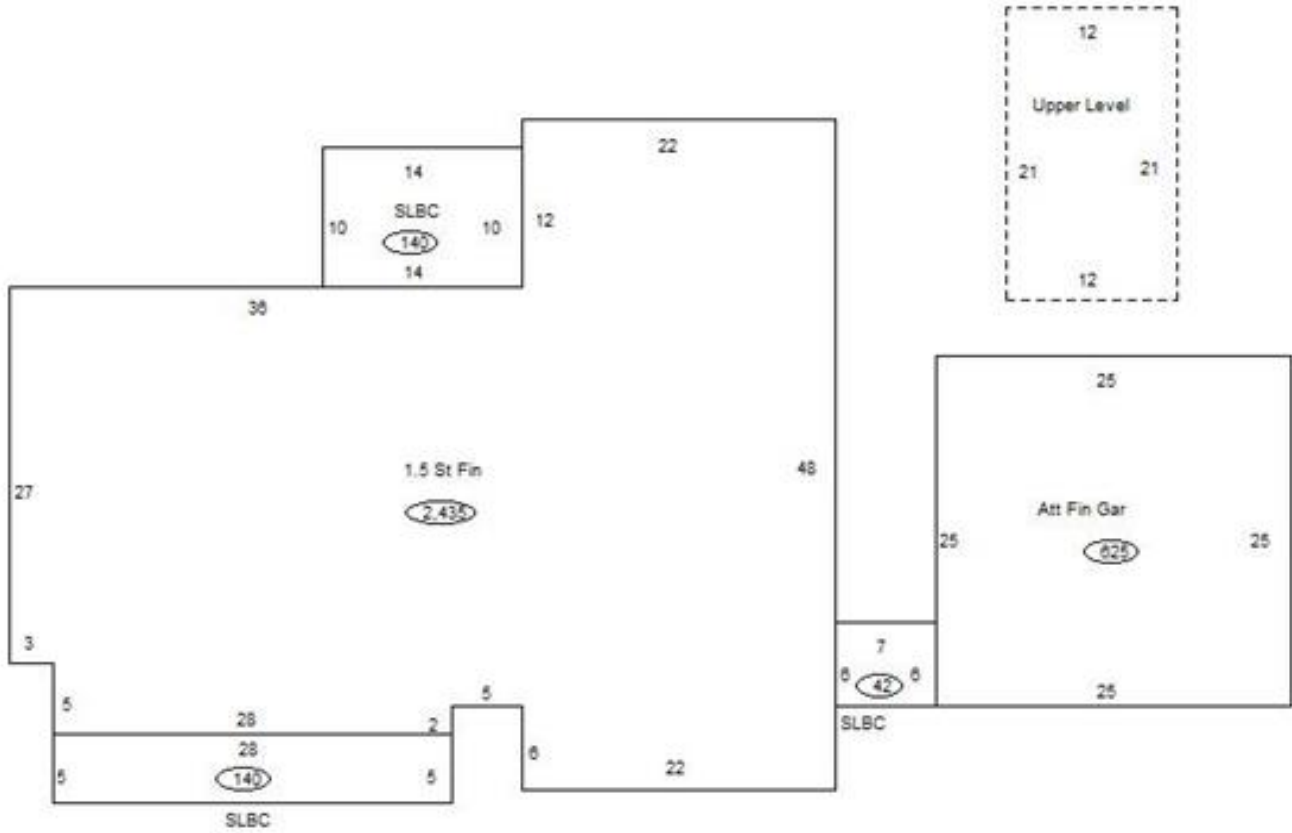
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5		13	1.5 St Fin	2,183	1.115	2,435
2	U	^UL	Overhang	13	Upper Level	252	1.000	252
3	M	PRCH		13	SLBC	140	1.000	140
4	M	PRCH		13	SLBC	140	1.000	140
5	M	PRCH		13	SLBC	42	1.000	42
6	G	5		13	Att Fin Gar	625	1.000	625
<b>Total Building Area</b>						<b>2,183</b>		<b>2,435</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x20x8	Plank	Composition Shingle	240
	Qual	3	Cond 2	Year 2023	Eff Age 3	

Valuation Summary	Modifier Total	RCN	Depr (14% Phys/ % Func)	RCNLD
Base Cost (23.18 x 240)	5,563		5,563	779
				4,784