




# 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> 660001986 <b>Parcel ID</b> 000000-00-0-00360-001-0003 <b>Cadastral ID</b> 03-20-15-04150 <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> 169334 JAMES, CLARENCE E  25843 S GREENWAY DR CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 25843 S GREENWAY DR <b>Subdivision</b> GREENWAY PARK <b>Lot/Block</b> 0003 / 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\2021-11-10\IMG_00' 11/12/2021</p>														
<b>Legal Description</b> Lat/Long: 36.23608675 -95.69793242																			
LOT 3 BLOCK 1 GREENWAY PARK					<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 colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	Yes	1,000	1,000															
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	104.132	<b>Current Tax</b>										
Remove Cap	0	<b>Land Value</b>	35,213	30,894	11%	3,398	<b>Assessed</b>	20,198	2,103.25										
Year Frozen	0	<b>Improvements</b>	331,785	152,727		16,800	<b>Penalty</b>	0											
Uncapped Value	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	1,000	-87.00										
TIF Project ID	0	<b>Total Value</b>	366,998	183,621		20,198	<b>Total Taxable</b>	19,198	2,016.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660001986	JAMES, CLARENCE E			4	297,545	1000	18,610	1,954.00										
2024	2024-660001986	JAMES, CLARENCE E			4	332,113	1000	18,038	1,739.00										
2023	2023-660001986	JAMES, CLARENCE E			4	275,116	1000	17,485	1,660.00										
2022	2022-660001986	JAMES, CLARENCE E			4	271,360	1000	16,946	1,639.00										
2021	2021-660001986	JAMES, CLARENCE E			4	253,557	1000	15,685	1,478.00										
2020	2020-660001986	JAMES, CLARENCE E			4	249,676	1000	15,198	1,436.00										
2019	2019-660001986	JAMES, CLARENCE E			4	242,226	1000	14,727	1,413.00										
2018	2018-660001986	JAMES, CLARENCE E			4	249,584	1000	14,268	1,370.00										
2017	2017-660001986	JAMES, CLARENCE E			4	247,299	1000	13,824	1,331.00										
2016	2016-660001986	JAMES, CLARENCE E			4	241,822	1000	13,392	1,293.00										
2015	2015-660001986	JAMES, CLARENCE E			4	239,942	1000	12,973	1,263.00										
2014	2014-660001986	JAMES, CLARENCE E			4	242,004	0	13,566	1,240.00										
2013	2013-660001986	JAMES, CLARENCE E			4	234,354	0	12,920	1,223.00										



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Lot Data	Square-Foot - NBHD 1046 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 1.1668 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> 0  <b>Method</b> Square-Foot <b>Base Lot Value</b> 50,826.00 x .69 = 35,213 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 35,213		

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>	70% Veneer, Masonry 30% Frame, Siding, Vinyl
<b>Base/Total Area</b>	3,219 / 3,219
<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>	3,219
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	816 Detached Garage - Finished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1977 / 37



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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>	394,790	122.64	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	
<b>Indicated Value</b>	

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	96.80	<b>Total Misc Impr</b>	+ 72,062				
<b>Roofing Adj</b>	+ 4.34	<b>Garage Cost</b>	+ 36,394				
<b>Subfloor Adj</b>	+ -2.06	<b>Total RCN</b>	= 483,598				
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 44%)</b>	- 212,783				
<b>Plumbing Adj</b>	+ 4.82	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 270,815				
<b>Adj Base Cost</b>	= 116.54	<b>Lot Value</b>	+ 35,213				
<b>Total Area</b>	x 3,219	<b>Indicated Value</b>	= 306,028				
<b>Adjusted Cost</b>	= 375,142	<b>Value Per SqFt</b>	95.07				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	270,815		
<b>Lot Value</b>	35,213		
<b>Indicated Value</b>	306,028	95.07	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	60,970		
<b>Total Value</b>	366,998	114.01	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
EPSW	Enclosed Porch - Solid Wall	5284	12x5		60	70.31		4,219
PRCH	SLAB PORCH - COVERED	5285	244		244	26.16		6,383
EPSW	ENCLOSED PORCH - SOLID WALL	5286	41x15		615	66.21		40,719
PRCH	Slab Porch - Covered	152404	30x20		600	25.21		15,126



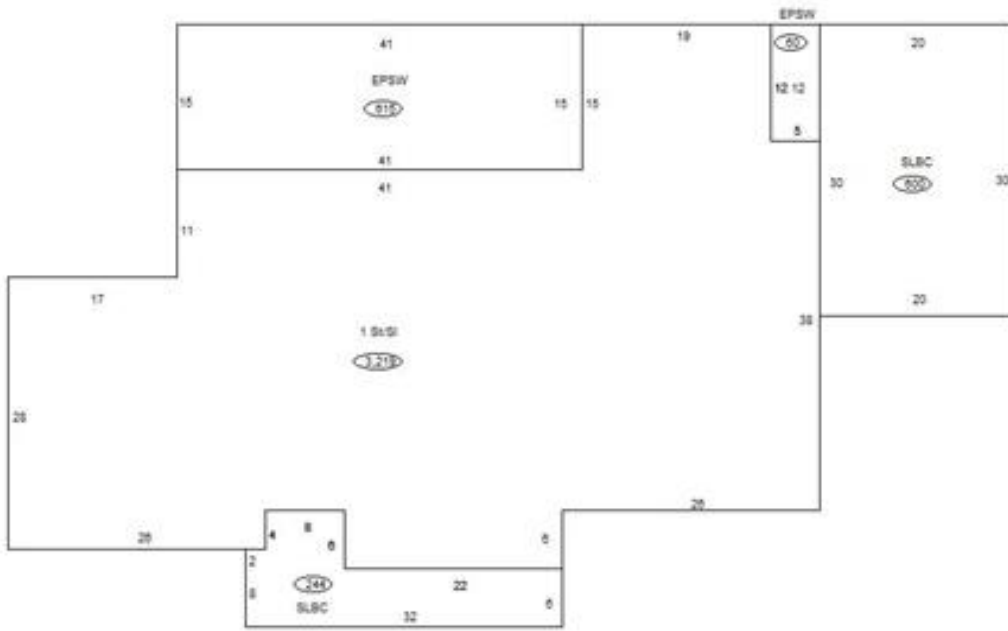
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Sketch Image

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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	3,219	1.000	3,219
2	M	EPSW		13	EPSW	60	1.000	60
3	M	PRCH		13	SLBC	244	1.000	244
4	M	EPSW		13	EPSW	615	1.000	615
5	M	PRCH		13	SLBC	600	1.000	600
6	G	6		13	Det Fin Gar	816	1.000	816
<b>Total Building Area</b>						<b>3,219</b>		<b>3,219</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PRCH	Slab Porch - Covered/ATT TO POOL HOUSE	10x8x0	Concrete	Composition Shingle	80
	Qual	3	Cond 3	Year 2021	Eff Age 4	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (21% Phys/ % Func)</b>	
	Base Cost (26.68 x 80)	2,134		2,134	448	1,686
	PLHR	Pool House - Residential	10x20x8	Concrete	Composition Shingle	200
	Qual	3	Cond 3	Year 2021	Eff Age 4	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (4% Phys/ % Func)</b>	
	Base Cost (97.98 x 200)	19,596		19,596	784	18,812
	SPLG	Swimming Pool - In Ground	0x0x0	Concrete		460
	Qual	3	Cond 3	Year 2021	Eff Age 4	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (21% Phys/ % Func)</b>	
	Base Cost (52.42 x 460)	24,113		24,113	5,064	19,049
	UTIL	Utility Building	28x16x16	Dirt	Formed Metal	448
	Qual	3	Cond 3	Year 2021	Eff Age 4	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (7% Phys/ % Func)</b>	
	Base Cost (28.93 x 448)	12,961		12,961	907	12,054
	UTIL	Utility Building	12x26x12	Concrete	Formed Metal	312
	Qual	3	Cond 3	Year 2021	Eff Age 4	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (7% Phys/ % Func)</b>	
	Base Cost (32.29 x 312)	10,074		10,074	705	9,369