



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 660001987 Parcel ID 000000-00-0-00360-001-0004 Cadastral ID 03-20-15-04160 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 169354 SEXTON, SANDRA JEAN 25805 S GREENWAY DR CLAREMORE OK 74019-0000 Parcel Location Situs 25805 S GREENWAY DR Subdivision GREENWAY PARK Lot/Block 0004 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 3 / 20 / 15 / 5 Neighborhood 1046 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>\\\\tsclient\\T\\LOGAN\\LOGAN RESIDENTIAL VI\\2021-11-10\\IMG_00: 11/12/2021</p>														
Legal Description Lat/Long: 36.23652210 -95.69792936																			
LOT 4 BLOCK 1 GREENWAY PARK					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 colspan="5" style="height: 100px;"> </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															
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax										
Remove Cap	0		Land Value 33,708	20,913	11%	2,300	Assessed	13,049	1,358.82										
Year Frozen	2013		Improvements 157,507	97,721		10,749	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-87.00										
TIF Project ID	0		Total Value 191,215	118,634		13,049	Total Taxable	12,049	1,272.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660001987	SEXTON, SANDRA JEAN			4	170,419	1000	12,050	1,271.00										
2024	2024-660001987	SEXTON, SANDRA JEAN			4	179,968	1000	12,050	1,165.00										
2023	2023-660001987	SEXTON, SANDRA JEAN			4	166,235	1000	12,050	1,147.00										
2022	2022-660001987	SEXTON, SANDRA JEAN			4	166,300	1000	12,050	1,168.00										
2021	2021-660001987	SEXTON, SANDRA JEAN			4	185,276	1000	12,050	1,138.00										
2020	2020-660001987	SEXTON, SANDRA JEAN			4	184,312	1000	12,049	1,140.00										
2019	2019-660001987	SEXTON, SANDRA JEAN			4	176,470	1000	12,049	1,158.00										
2018	2018-660001987	SEXTON, SANDRA JEAN			4	181,004	1000	12,050	1,158.00										
2017	2017-660001987	SEXTON, SANDRA JEAN			4	179,700	1000	12,050	1,161.00										
2016	2016-660001987	SEXTON, SANDRA JEAN			4	175,704	1000	12,050	1,165.00										
2015	2015-660001987	SEXTON, SANDRA JEAN			4	173,705	1000	12,050	1,174.00										
2014	2014-660001987	SEXTON, SANDRA JEAN			4	176,401	1000	12,050	1,111.00										
2013	2013-660001987	SEXTON, SANDRA JEAN			4	167,268	1000	12,050	1,151.00										



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Lot Data		Square-Foot - NBHD 1046 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.0681		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	46,526.00 x .72 = 33,708		
Factor Value			
Adjustments	1.0000		
Lot Value	33,708		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	75% One Story 25% Garage Conversion
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	2,237 / 2,237
Style	75% One Story - 25% Garage Conversion
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,687
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1976 / 38

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	193,037	86.29	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	200,780		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	94.19	Total Misc Impr	+ 15,885				
Roofing Adj	+ 4.36	Garage Cost	+ 0				
Subfloor Adj	+ -1.56	Total RCN	= 276,652				
Heat/Cool Adj	+ 12.64	Depreciation (45%)	- 124,493				
Plumbing Adj	+ 6.94	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 152,159				
Adj Base Cost	= 116.57	Lot Value	+ 33,708				
Total Area	x 2,237	Indicated Value	= 185,867				
Adjusted Cost	= 260,767	Value Per SqFt	83.09				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	152,159		
Lot Value	33,708		
Indicated Value	185,867	83.09	Per SqFt
Agland Value			
Site Improvements	5,348		
Total Value	191,215	85.48	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
PRCH	SLAB PORCH - COVERED	5289	10x4		40	26.80		1,072
PATO	SLAB PORCH - OPEN	5290	16x12		192	10.63		2,041
CPDT	CARPORT - DETACHED	5291	30x21		630	11.36		7,157



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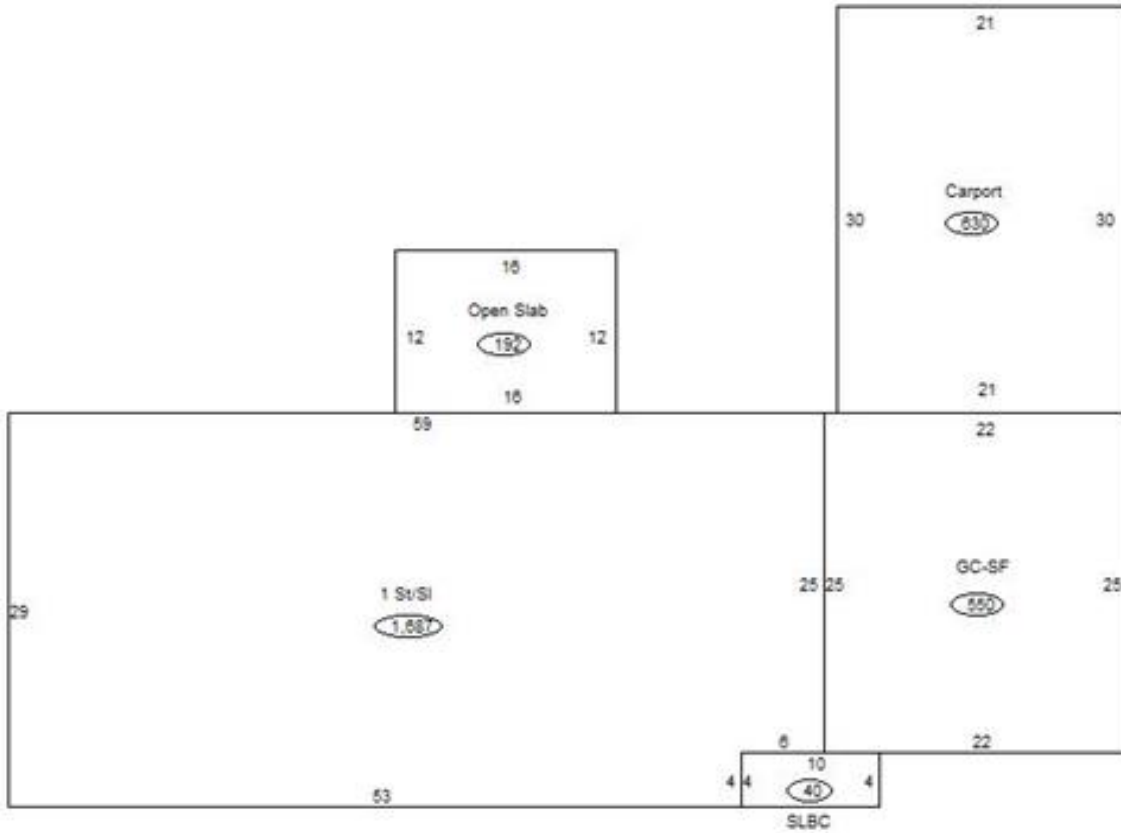
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,687	1.000	1,687
2	R	22		13	GC-SF	550	1.000	550
3	M	PRCH		13	SLBC	40	1.000	40
4	M	PATO		13	Open Slab	192	1.000	192
5	M	CPDT		13	Carport	630	1.000	630
Total Building Area						2,237		2,237



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	16x10x8	Plank	Formed Metal	160
	Qual	3.5	Cond 3	Year 2021	Eff Age 4	
Valuation Summary			Modifier Total	RCN	Depr (19% Phys/ % Func)	RCNLD
Base Cost (25.53 x 160)		4,085		4,085	776	3,309
	SHDS	Shed - Small	8x16x8	Plank	Galvanized Metal	128
	Qual	3	Cond 2	Year 2001	Eff Age 25	
Valuation Summary			Modifier Total	RCN	Depr (68% Phys/ % Func)	RCNLD
Base Cost (24.84 x 128)		3,180		3,180	2,162	1,018
	SHDS	Shed - Small	10x24x8	Dirt	Formed Metal	240
	Qual	3	Cond 1	Year 1978	Eff Age 67	
Valuation Summary			Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (16.88 x 240)		4,051		4,051	3,241	810
	LNT0	Lean To - Attached	5x24x8	Dirt	Galvanized Metal	120
	Qual	2	Cond 1	Year 1978	Eff Age 67	
Valuation Summary			Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (8.79 x 120)		1,055		1,055	844	211