



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 660001988 Parcel ID 000000-00-0-00360-001-0005 Cadastral ID 03-20-15-04170 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 296160 BARBEE, DANIEL R & RHONDA D 25777 S GREENWAY PARK CLAREMORE OK 74017-0000																																																																																																																									
Parcel Location Situs 25777 S GREENWAY DR Subdivision GREENWAY PARK Lot/Block 0005 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 3 / 20 / 15 / 5 Neighborhood 1046 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.23697693 -95.69797118 LOT 5 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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 1046 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.193 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 51,968.00 x .69 = 35,613 Factor Value Adjustments 1.0000 Lot Value 35,613		 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-11-10\IMG_00; 11/12/2021</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	1,724 / 1,724
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,724
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	418 Attached Garage - Finished
Remodel	
Year/Eff Age	1979 / 35

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 221,662 128.57 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 5 Indicated Value 198,300 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.21	Total Misc Impr	+ 13,096	Roofing Adj	+ 4.40	Garage Cost	+ 15,115
Subfloor Adj	+ -1.15	Total RCN	= 243,883	Heat/Cool Adj	+ 11.47	Depreciation (44%)	- 107,309
Plumbing Adj	+ 8.17	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 136,574
Adj Base Cost	= 125.10	Lot Value	+ 35,613	Total Area	x 1,724	Indicated Value	= 172,187
		Value Per SqFt	99.88	Adjusted Cost	= 215,672		

Value Reconciliation
Selected Approach Cost Approach Improvements 136,574 Lot Value 35,613 Indicated Value 172,187 99.88 Per SqFt Agland Value Site Improvements 52,759 Total Value 224,946 130.48 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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	5294	12x12		144	23.78		3,424
PRCH	SLAB PORCH - COVERED	5295	194		194	23.59		4,576



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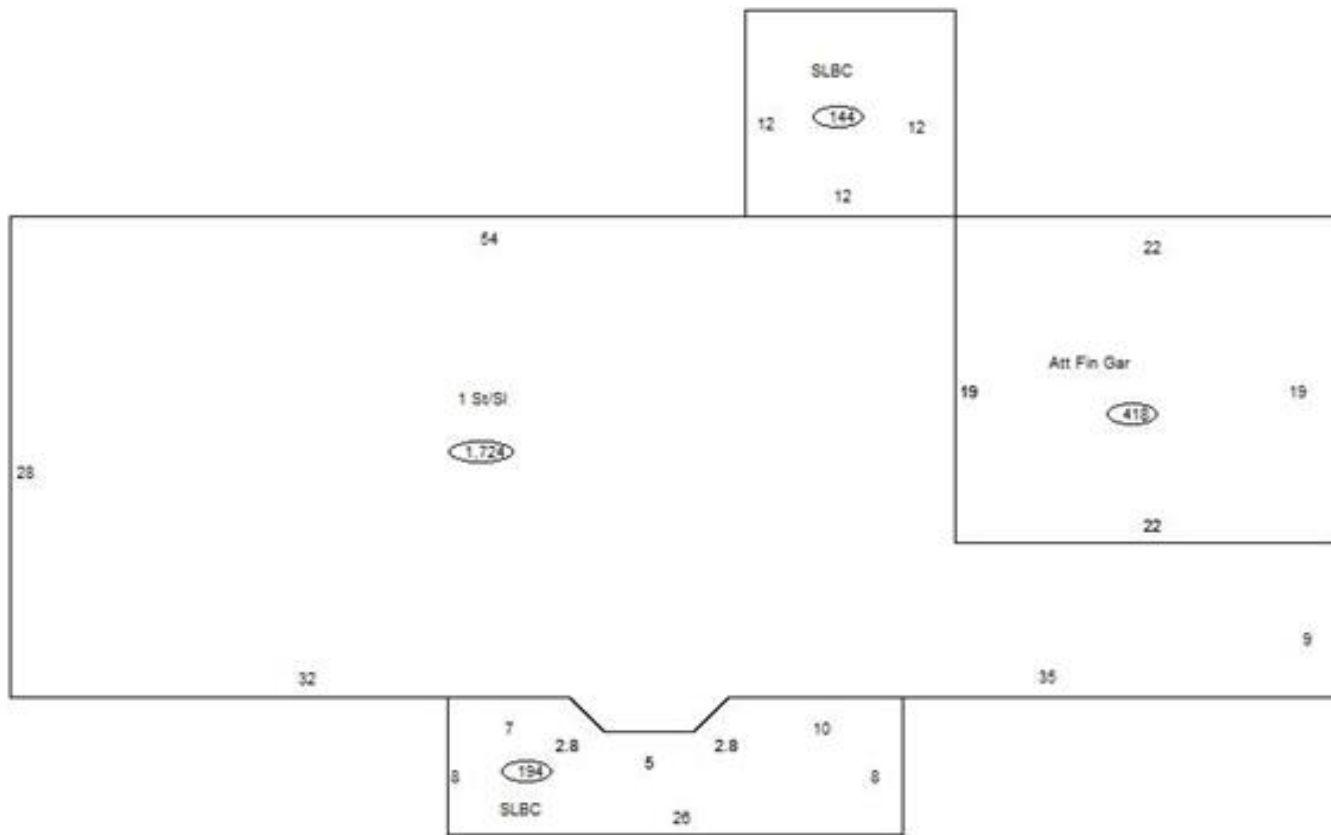
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Sketch Image

660001988



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	1,724	1.000	1,724
2	G	5		10	Att Fin Gar	418	1.000	418
3	M	PRCH		10	SLBC	144	1.000	144
4	M	PRCH		10	SLBC	194	1.000	194
Total Building Area						1,724		1,724



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	30x50x16	Concrete	Formed Metal	1,500
	Qual 2	Cond 3	Year 2017	Eff Age 7		

Valuation Summary		Modifier Total	RCN	Depr (13% Phys/ % Func)	RCNLD
Base Cost (29.79 x 1,500)	44,685		44,685	5,809	38,876



SPLG	Swimming Pool - In Ground	0x0x0	Concrete		600
Qual 3	Cond 3	Year 2010	Eff Age 12		

0

Valuation Summary		Modifier Total	RCN	Depr (54% Phys/ % Func)	RCNLD
Base Cost (50.30 x 600)	30,180		30,180	16,297	13,883