



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 08:11:26
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Assessment Data					Primary Image																																																																																																																				
Account 660001989 Parcel ID 000000-00-0-00360-001-0006 Cadastral ID 03-20-15-04180 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 318130 THOMAS, TERRY L & LESLIE M CULWELL 25725 S GREENWAY DR CLAREMORE OK 74019-0000 Parcel Location Situs 25725 S GREENWAY DR Subdivision GREENWAY PARK Lot/Block 0006 / 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: 36.23746181 -95.69795905 LOT 6 BLOCK 1 & SLY 12' LOT 1 BLOCK 2 GREENWAY PARK																																																																																																																									
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Lot Data	Square-Foot - NBHD 1046 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.3146	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	57,265.00 x .65 = 37,467	
Factor Value		
Adjustments	1.0000	
Lot Value	37,467	

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, Vinyl
Base/Total Area	2,434 / 2,434
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,434
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1977 / 37

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-11-10\IMG_00; 11/12/2021

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	190,861	78.41	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	226,270 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	162,787		
Lot Value	37,467		
Indicated Value	200,254	82.27	Per SqFt
Agland Value			
Site Improvements	17,618		
Total Value	217,872	89.51	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	95.31	Total Misc Impr	+	20,112			
Roofing Adj	+ 4.11	Garage Cost	+				
Subfloor Adj	+ -1.09	Total RCN	=	301,458			
Heat/Cool Adj	+ 11.47	Depreciation (46%)	-	138,671			
Plumbing Adj	+ 5.79	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	162,787			
Adj Base Cost	= 115.59	Lot Value	+	37,467			
Total Area	x 2,434	Indicated Value	=	200,254			
Adjusted Cost	= 281,346	Value Per SqFt		82.27			

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
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PRCH	SLAB PORCH - COVERED	5297	20x13		260	23.38		6,079
PRCH	SLAB PORCH - COVERED	5298	27x6		162	23.71		3,841



Rogers

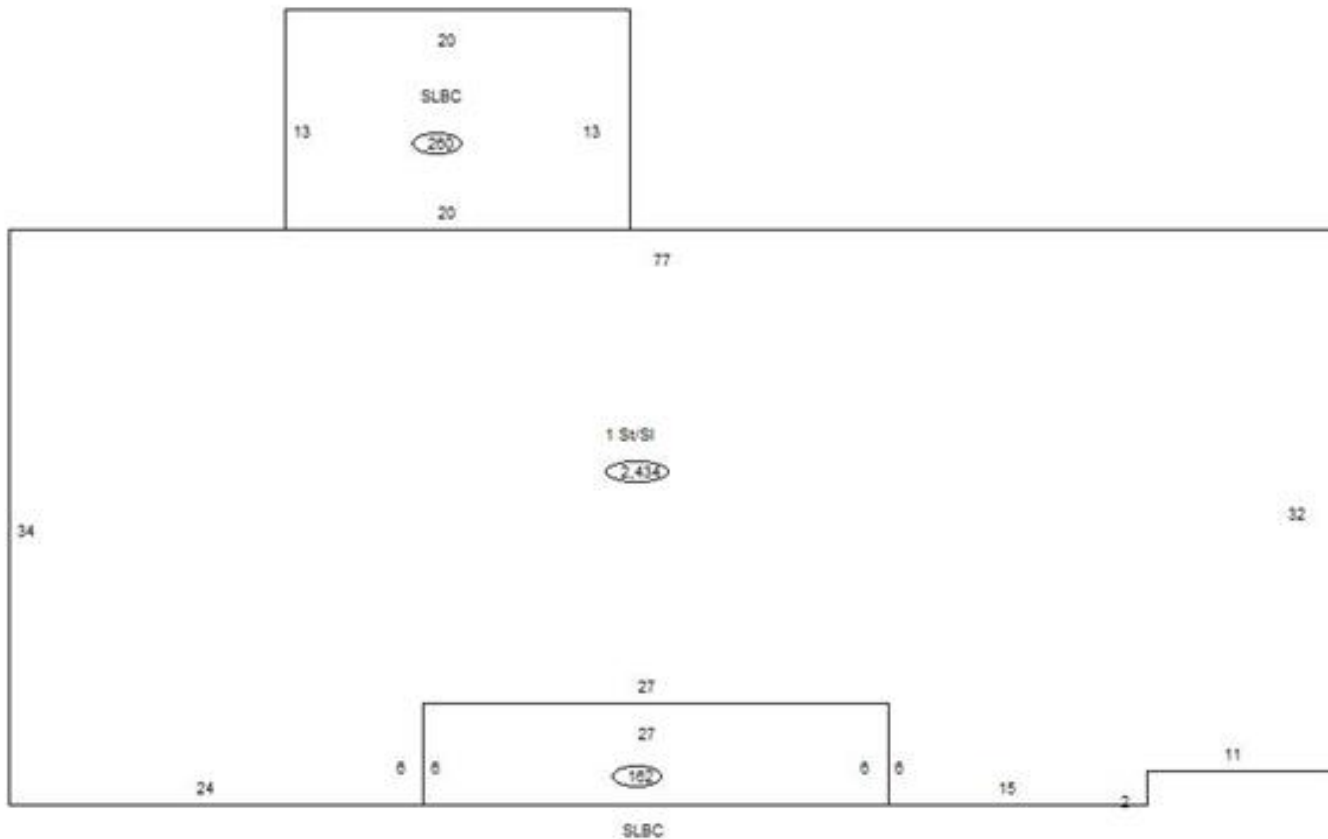
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,434	1.000	2,434
2	M	PRCH		10	SLBC	260	1.000	260
3	M	PRCH		10	SLBC	162	1.000	162
Total Building Area						2,434		2,434



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	WODO	Wood Deck - Open	10x5x4	Dirt		50
Qual	2	Cond 2	Year 2023	Eff Age 3		

Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
Base Cost (26.42 x 50)	1,321		1,321	198	1,123

UTIL	Utility Building		24x35x16	Concrete	Formed Metal	840
Qual	2	Cond 3	Year 2000	Eff Age 20		

Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
Base Cost (32.40 x 840)	27,216		27,216	13,336	13,880

SHDS	Shed - Small		12x24x8	Plank	Formed Metal	288
Qual	3	Cond 3	Year 2000	Eff Age 20		

Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
Base Cost (22.15 x 288)	6,379		6,379	3,764	2,615