




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660001992 Parcel ID 000000-00-0-00360-002-0003 Cadastral ID 03-20-15-04210 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 316517 NEES, ALICIA A 25659 S GREENWAY DR CLAREMORE OK 74019-0000 Parcel Location Situs 25659 S GREENWAY DR Subdivision GREENWAY PARK Lot/Block 0003 / 0002 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 Lot/Long: 36.23882253 -95.69795462 LOT 3 BLOCK 2 GREENWAY PARK																																																																																																																									
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Lot Data		Square-Foot - NBHD 1046 #1		Primary Image				
Lot Size						\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-11-10\IMG_00 11/12/2021		
Lot Count								
Units Buildable	1							
Non-Ag Acres	1.19							
Topography								
Street Access								
Utilities								
Amenities	0							
	0							
Method	Square-Foot							
Base Lot Value	51,837.00 x .69 = 35,567							
Factor Value								
Adjustments	1.0000							
Lot Value	35,567							
Residential Data								
Type	1 Single Family Residence							
Condition	3 - Average							
Quality	2.5 - Fair							
Architecture	TRAD TRADITIONAL							
Style	100% One Story							
Exterior Wall	85% Veneer, Stone 15% Frame, Siding, Vinyl							
Base/Total Area	1,737 / 1,737							
Style	100% One Story							
HVAC	100% Warmed & Cooled Air							
Roof Cover	1 Composition Shingle							
Area on Slab	1,737							
Fixture/RghIn	11 /							
Bed/F/H Bath	3 / 2.0 /							
Basement Area								
Garage Type	550 Attached Garage - Finished							
Remodel								
Year/Eff Age	1979 / 35							
Cost Approach		Manual : 01/2025						
Base Cost	107.22	Total Misc Impr	+	19,769				
Roofing Adj	+ 4.39	Garage Cost	+	18,535				
Subfloor Adj	+ -1.15	Total RCN	=	264,166				
Heat/Cool Adj	+ 11.47	Depreciation (44%)	-	116,233				
Plumbing Adj	+ 8.10	Lump Sums	+	10,176				
Basement Adj	+ 0.00	RCNLD	=	158,109				
Adj Base Cost	= 130.03	Lot Value	+	35,567				
Total Area	x 1,737	Indicated Value	=	193,676				
Adjusted Cost	= 225,862	Value Per SqFt		111.50				
GRM Approach								
GRM Code								
Gross Rent				0.00				
Indicated Value								
Multiple Regression								
MRA Code	1 Test							
Adusted R	0.8445							
Indicated Value	197,702	113.82	Per SqFt					
Direct Comparables								
Selection Model	A Adam Test							
Adjustment Model	1 2022 Residential							
Comparables	5							
Indicated Value	210,860	Per SqFt						
Value Reconciliation								
Selected Approach	Cost Approach							
Improvements	158,109							
Lot Value	35,567							
Indicated Value	193,676	111.50	Per SqFt					
Agland Value								
Site Improvements	16,205							
Total Value	209,881	120.83	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	5309	5x2		10	24.24		242
EPSW	ENCLOSED PORCH - SOLID WALL	5310	18x13		234	61.67		14,431
GRDT	Garage - Detached	178568	20x20		400	25.44		10,176



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	EQSH	Equipment Shed	0x0x0	Concrete	Formed Metal	1,820
	Qual 3	Cond 3	Year 1979	Eff Age 35		

Valuation Summary	Modifier Total	RCN	Depr (61% Phys/ % Func)	RCNLD
Base Cost (22.83 x 1,820)	41,551	41,551	25,346	16,205