




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 660002026 Parcel ID 000000-00-0-00360-005-0011 Cadastral ID 03-20-15-04550 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 318971 TYGART, NATHAN P 25606 S GREENWAY DR CLAREMORE OK 74019-0000 Parcel Location Situs 25606 S GREENWAY DR Subdivision GREENWAY PARK Lot/Block 0011 / 0005 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\2021-11-15\IMG_00! 11/16/2021</p>														
Legal Description Lot/Long: 36.23973345 -95.69915627																			
LOT 11 BLOCK 5 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					
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	2566/838	HODGES, LAURA TRUST	07/29/2016	90,000	4										
H	Homestead	No	1,000																
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax										
Remove Cap			35,305	34,691	11%	3,816	Assessed	15,382	1,601.76										
Year Frozen	2005		Improvements	136,384	105,141	11,566	Penalty	0											
Uncapped Value	0		Mobile Home	0	0	0	Exemption	1,000	-87.00										
TIF Project ID	0		Total Value	171,689	139,832	15,382	Total Taxable	14,382	1,515.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660002026	TYGART, NATHAN P			4	165,532	1000	13,934	1,468.00										
2024	2024-660002026	TYGART, NATHAN P			4	180,622	1000	13,499	1,304.00										
2023	2023-660002026	TYGART, NATHAN P			4	177,425	1000	13,076	1,245.00										
2022	2022-660002026	TYGART, NATHAN P			4	179,507	1000	12,666	1,228.00										
2021	2021-660002026	TYGART, NATHAN P			4	184,308	1000	12,268	1,159.00										
2020	2020-660002026	TYGART, NATHAN P			4	181,701	1000	11,882	1,125.00										
2019	2019-660002026	TYGART, NATHAN P			4	175,365	1000	11,507	1,107.00										
2018	2018-660002026	TYGART, NATHAN P			4	179,778	1000	11,143	1,072.00										
2017	2017-660002026	TYGART, NATHAN P			4	178,472	1000	10,789	1,041.00										
2016	2016-660002026	TYGART, NATHAN P			4	174,466	1000	10,446	1,011.00										
2015	2015-660002026	HODGES, LAURA TRUSTEE			4	170,044	1000	10,445	1,019.00										
2014	2014-660002026	HODGES, LAURA TRUSTEE			4	171,196	1000	10,446	965.00										
2013	2013-660002026	HODGES, LAURA TRUSTEE			4	163,245	1000	10,446	999.00										



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Lot Data	Square-Foot - NBHD 1046 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.1728	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	51,089.00 x .69 = 35,305	
Factor Value		
Adjustments	1.0000	
Lot Value	35,305	

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, Masonry 15% Frame, Siding, Wood
Base/Total Area	1,606 / 1,606
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,606
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	572 Attached Garage - Finished
Remodel	
Year/Eff Age	1977 / 37

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	176,643	109.99	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	197,410		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	101.68	Total Misc Impr	+	26,816			
Roofing Adj	+ 4.36	Garage Cost	+	19,093			
Subfloor Adj	+ -1.15	Total RCN	=	246,868			
Heat/Cool Adj	+ 11.47	Depreciation (46%)	-	113,559			
Plumbing Adj	+ 8.77	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	133,309			
Adj Base Cost	= 125.13	Lot Value	+	35,305			
Total Area	x 1,606	Indicated Value	=	168,614			
Adjusted Cost	= 200,959	Value Per SqFt		104.99			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	133,309		
Lot Value	35,305		
Indicated Value	168,614	104.99	Per SqFt
Agland Value			
Site Improvements	3,075		
Total Value	171,689	106.90	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	5440		298	298	23.26		6,931
EPSW	ENCLOSED PORCH - SOLID WALL	5441		20x12	240	61.62		14,789



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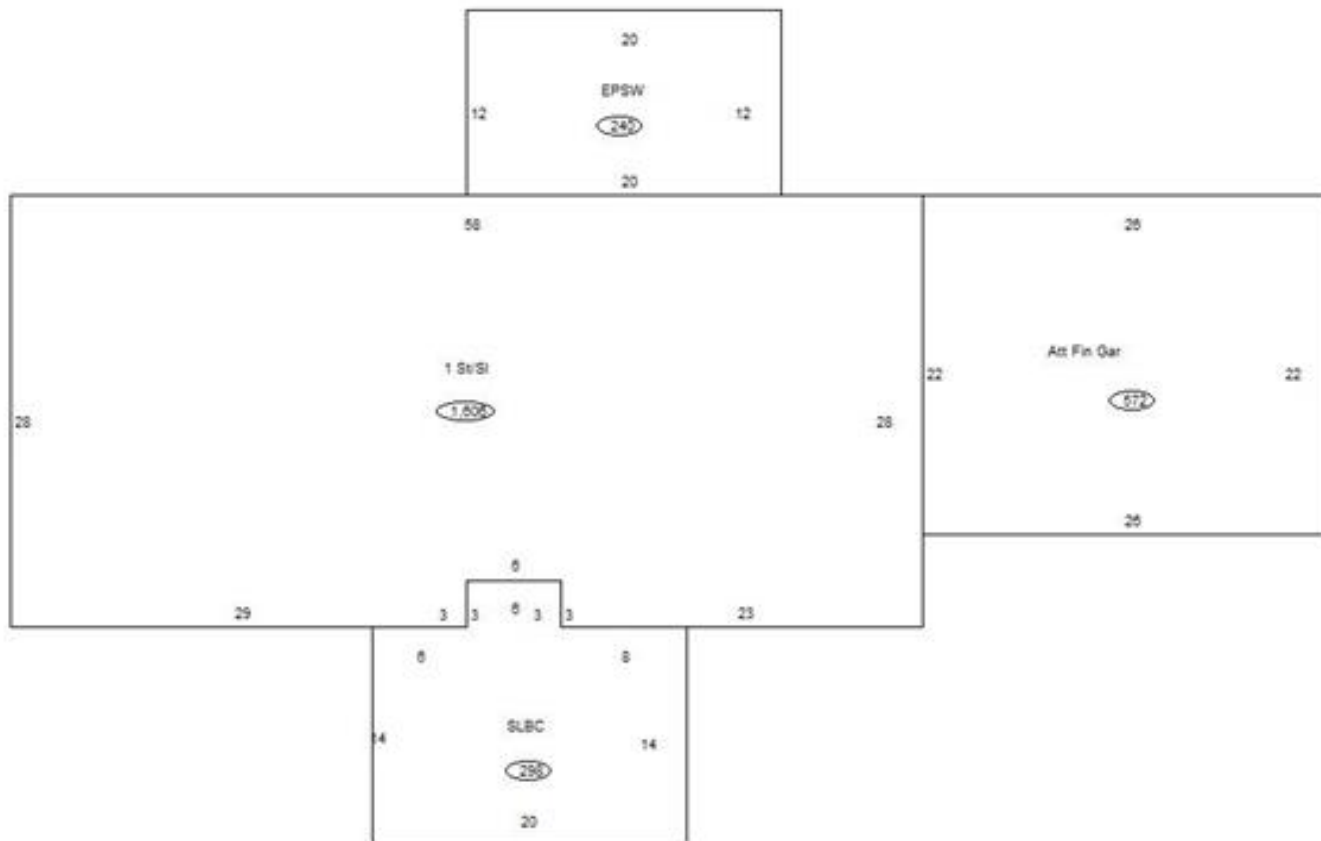
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,606	1.000	1,606
2	G	5		10	Att Fin Gar	572	1.000	572
3	M	PRCH		10	SLBC	298	1.000	298
4	M	EPSW		10	EPSW	240	1.000	240
Total Building Area						1,606		1,606



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x24x8	Plank	Composition Shingle	288
	Qual 4	Cond 3	Year 2004	Eff Age 17		

Valuation Summary	Modifier Total	RCN	Depr (54% Phys/ % Func)	RCNLD
Base Cost (23.21 x 288)	6,684		6,684	3,609
				3,075