




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:19:00
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Assessment Data					Primary Image																																																																																																																				
Account 660002030 Parcel ID 20N15E-03-1-00000-000-0000 Cadastral ID 03-20-15-04590 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 271025 SEAT, MARTIN A & DAWN M 25078 S 4109 RD CLAREMORE OK 74019-0000 Parcel Location Situs 25078 S 4109 RD Subdivision Lot/Block / Parcel Size 5 - Acres Sec/Twn/Rng 3 / 20 / 15 / 1 Neighborhood 2015 - UNPLATTED School District S008 - VERDIGRIS SCHOOLS					 <p>\\tsclient\C\Users\rln\Pictures\2017-05-02 05-02-17\05-02-17 051.J 5/2/2017</p>																																																																																																																				
Legal Description Lat/Long: 36.24858774 -95.69353641 E2 NW OF LOT 1																																																																																																																									
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Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	5.0032	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	FLOOD ZONE 0	
Method	Square-Foot	
Base Lot Value	217,941.00 x .34 = 75,176	
Factor Value		
Adjustments	1.0000	
Lot Value	75,176	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,486 / 2,486
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,486
Fixture/RghIn	10 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	1,020 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1963 / 47



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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	318,812	128.24	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	103.40	Total Misc Impr	+	8,240	
Roofing Adj	+ 4.51	Garage Cost	+	30,386	
Subfloor Adj	+ -2.17	Total RCN	=	347,089	
Heat/Cool Adj	+ 12.64	Depreciation (52%)	-	180,486	
Plumbing Adj	+ 5.70	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	166,603	
Adj Base Cost	= 124.08	Lot Value	+	75,176	
Total Area	x 2,486	Indicated Value	=	241,779	
Adjusted Cost	= 308,463	Value Per SqFt		97.26	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	166,603		
Lot Value	75,176		
Indicated Value	241,779	97.26	Per SqFt
Agland Value			
Site Improvements	32,792		
Total Value	274,571	110.45	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
SHLT	STORM SHELTER	0		1	2017	0.00		
PRCH	Slab Porch - Covered	5454	66		66	26.72		1,764
PATO	Slab Porch - Open	5455	15x5		75	11.48		861



Rogers

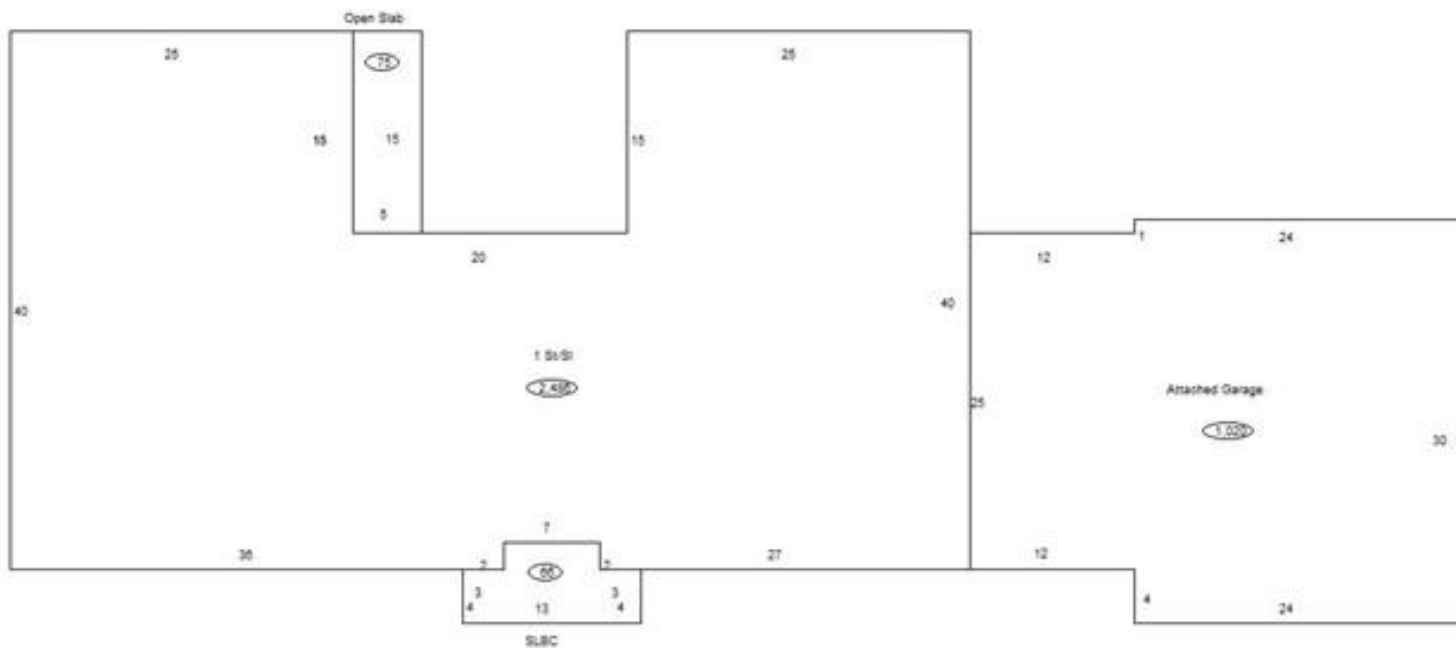
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Sketch Image

660002030



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		10	SLBC	66	1.000	66
2	M	PATO		10	Open Slab	75	1.000	75
3	R	1	Slab	10	1 St/SI	2,486	1.000	2,486
4	G	1		10	Attached Garage	1,020	1.000	1,020
Total Building Area						2,486		2,486



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
LNT0	Lean To - Attached		46x8x8	Concrete	Composition Shingle	368
Qual	3	Cond 3	Year 2023	Eff Age 2		
Valuation Summary		Modifier Total	RCN	Depr (12% Phys/ % Func)		RCNLD
Base Cost (14.52 x 368)		5,343		5,343	641	4,702
LNT0	Lean To - Attached		40x10x8	Concrete	Composition Shingle	400
Qual	3	Cond 3	Year 2023	Eff Age 2		
Valuation Summary		Modifier Total	RCN	Depr (12% Phys/ % Func)		RCNLD
Base Cost (14.52 x 400)		5,808		5,808	697	5,111
GZBO	Gazebo		26x26x8	Concrete	Composition Shingle	531
Qual	4	Cond 3	Year 2009	Eff Age 13		
Valuation Summary		Modifier Total	RCN	Depr (56% Phys/ % Func)		RCNLD
Base Cost (37.38 x 531)		19,849		19,849	11,115	8,734
UTIL	Utility Building		24x46x8	Concrete	Galvanized Metal	1,104
Qual	2	Cond 3	Year 1992	Eff Age 26		
Valuation Summary		Modifier Total	RCN	Depr (54% Phys/ % Func)		RCNLD
Base Cost (28.05 x 1,104)		30,967		30,967	16,722	14,245