



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 04:57:04  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660002037 <b>Parcel ID</b> 20N15E-03-1-00000-000-0000 <b>Cadastral ID</b> 03-20-15-04660 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 3 <b>Tax Area</b> 4 - VERDIGRIS/VERD FIRE <b>Name ID</b> 316504 BREECKNER, STEVEN JOSEPH & GAILA D  25194 S 4106 RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 25194 S 4106 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 5 - Acres <b>Sec/Twn/Rng</b> 3 / 20 / 15 / 1 <b>Neighborhood</b> 2015 - UNPLATTED <b>School District</b> S008 - VERDIGRIS SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.24628618 -95.69855492 S2 SW 10 AC OF LOT 2																																																																																																																									
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Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 4.9982 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 FLOOD ZONE 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 217,720.00 x .35 = 75,121 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 75,121		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	90% Frame, Siding, Wood 10% Veneer, Masonry
<b>Base/Total Area</b>	2,043 / 2,043
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	2,043
<b>Fixture/RghIn</b>	/
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	529 Attached Garage - Finished
<b>Remodel</b>	
<b>Year/Eff Age</b>	2024 / 2

660002037	05/17/24
660002037_001.JPG	5/17/2024

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression	
<b>MRA Code</b>	
<b>Adusted R</b>	
<b>Indicated Value</b>	

Direct Comparables	
<b>Selection Model</b>	1 Res
<b>Adjustment Model</b>	A2 AO Test
<b>Comparables</b>	
<b>Indicated Value</b>	

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	99.56	<b>Total Misc Impr</b>	+ 21,464				
<b>Roofing Adj</b>	+ 4.67	<b>Garage Cost</b>	+ 20,874				
<b>Subfloor Adj</b>	+ -2.19	<b>Total RCN</b>	= 288,131				
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 2%)</b>	- 5,763				
<b>Plumbing Adj</b>	+ 5.63	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 282,368				
<b>Adj Base Cost</b>	= 120.31	<b>Lot Value</b>	+ 75,121				
<b>Total Area</b>	x 2,043	<b>Indicated Value</b>	= 357,489				
<b>Adjusted Cost</b>	= 245,793	<b>Value Per SqFt</b>	174.98				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	282,368		
<b>Lot Value</b>	75,121		
<b>Indicated Value</b>	357,489	174.98	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	9,309		
<b>Total Value</b>	366,798	179.54	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	160170	327		327	25.91		8,473
PRCH	Slab Porch - Covered	160171	30x10		300	25.99		7,797
FPPF	Fireplace - Prefabricated		1	2024	1	5,194.00		5,194



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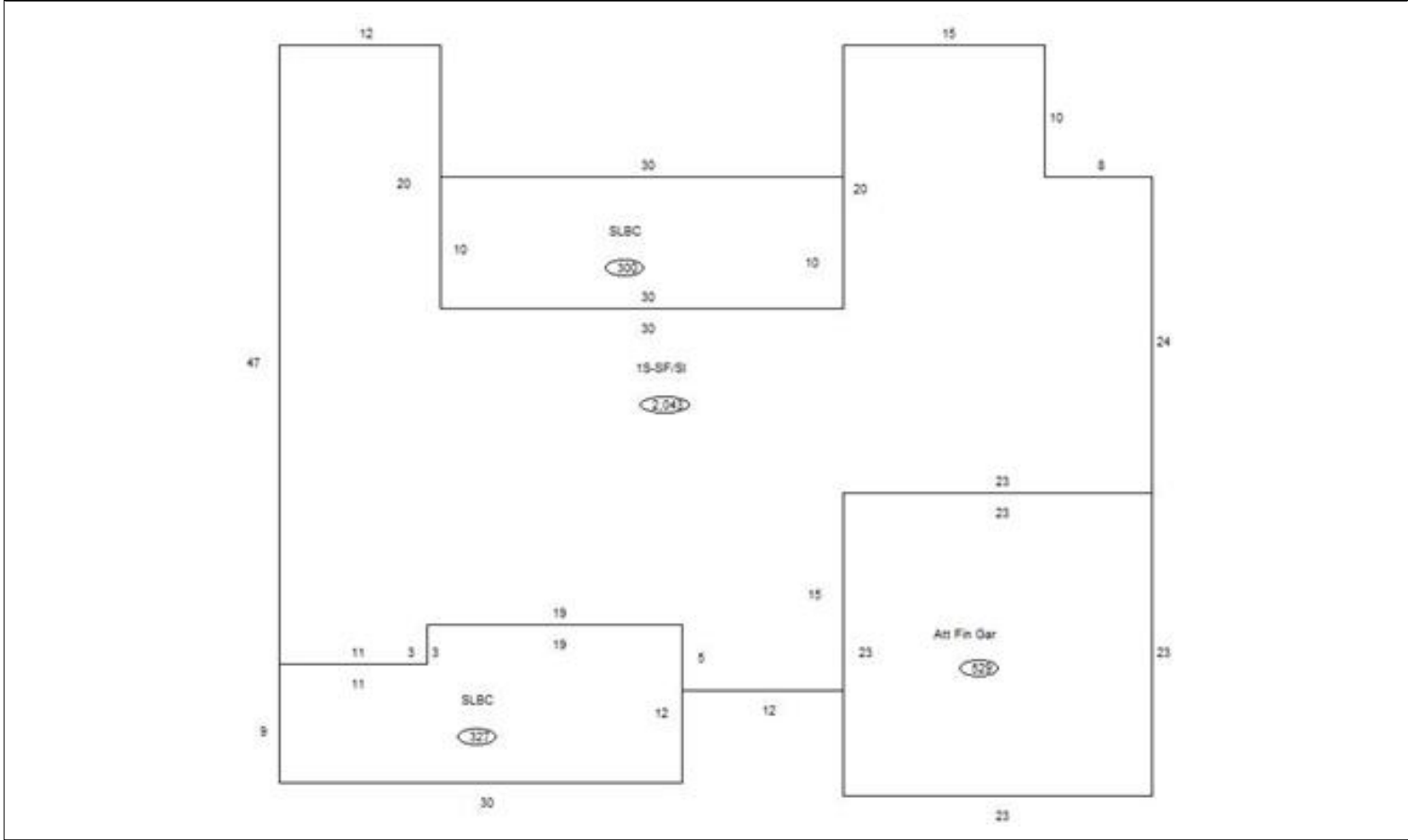
Date 04/17/2026

Time 04:57:04

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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	1S-SF/SI	2,043	1.000	2,043
2	G	5		10	Att Fin Gar	529	1.000	529
3	M	PRCH		10	SLBC	327	1.000	327
4	M	PRCH		10	SLBC	300	1.000	300
<b>Total Building Area</b>						<b>2,043</b>		<b>2,043</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - General Purpose	14x30x8	Dirt	Galvanized Metal	420
	Qual 2	Cond 2	Year 2000	Eff Age 26		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (54% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (19.84 x 420)		8,333		8,333	4,500	3,833
	BNGP	Barn - General Purpose	20x30x8	Dirt	Galvanized Metal	600
	Qual 2	Cond 2	Year 2000	Eff Age 26		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (54% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (19.84 x 600)		11,904		11,904	6,428	5,476