




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 660002038 Parcel ID 20N15E-03-1-00000-000-0000 Cadastral ID 03-20-15-04670 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 160694 WILLIAMS, TIMOTHY SCOTT 25177 S 4106 RD CLAREMORE OK 74019-0000 Parcel Location Situs 25177 S 4106 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\T\LOGAN\LOGAN RESIDENTIAL VI\2021-11-04\IMG_00 11/5/2021</p>																																																																																																																				
Legal Description Lat/Long: 36.24718913 -95.69631081 N/2 SE/4 OF GOVT LOT 2																																																																																																																									
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Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	5.0479	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0 FLOOD ZONE 0	
Method	Square-Foot	
Base Lot Value	219,888.00 x .34 = 75,663	
Factor Value		
Adjustments	1.0000	
Lot Value	75,663	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	2,361 / 2,361
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,361
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	450 Attached Garage - Finished
Remodel	
Year/Eff Age	2013 / 10



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	367,369	155.60	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	102.93	Total Misc Impr	+	21,156	
Roofing Adj	+ 5.21	Garage Cost	+	23,063	
Subfloor Adj	+ -3.40	Total RCN	=	348,032	
Heat/Cool Adj	+ 14.47	Depreciation (10%)	-	34,803	
Plumbing Adj	+ 9.47	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	313,229	
Adj Base Cost	= 128.68	Lot Value	+	75,663	
Total Area	x 2,361	Indicated Value	=	388,892	
Adjusted Cost	= 303,813	Value Per SqFt		164.71	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	313,229		
Lot Value	75,663		
Indicated Value	388,892	164.71	Per SqFt
Agland Value			
Site Improvements	56,737		
Total Value	445,629	188.75	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	118899	510		510	27.81		14,183
PATO	RAISED SLAB PORCH - OPEN	118901	7x6		42	12.93		543



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	50x50x0	Concrete		2,500
	Qual 3	Cond 3	Year 2016	Eff Age 8		
		Valuation Summary	Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
		Base Cost (26.70 x 2,500)	66,750	66,750	10,013	56,737