



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 660002054 Parcel ID 000000-00-0-00621-001-0002 Cadastral ID 03-20-15-04840 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 328927 GENAY, JACQUES B & CLAUDIA S 25985 S CLAYTON AVE CLAREMORE OK 74019-0000 Parcel Location Situs 25985 S CLAYTON AVE Subdivision PORT ESTATES ONE Lot/Block 0002 / 0001 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\2021-10-19\IMG_00 10/26/2021</p>																																																																																																																				
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Lot Data	Square-Foot - NBHD 1046 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.9278	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	40,414.00 x .75 = 30,311	
Factor Value		
Adjustments	1.0000	
Lot Value	30,311	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	1 - Low
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	70% Veneer, Masonry 30% Frame, Siding, Vinyl
Base/Total Area	1,624 / 1,624
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,624
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	576 Attached Garage - Finished
Remodel	
Year/Eff Age	1974 / 39



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-10-19\IMG_00 10/26/2021

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	114,135	70.28	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	165,370		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	78.89	Total Misc Impr	+	9,547			
Roofing Adj	+ 3.51	Garage Cost	+	15,016			
Subfloor Adj	+ 0.00	Total RCN	=	182,400			
Heat/Cool Adj	+ 9.48	Depreciation (50%)	-	91,200			
Plumbing Adj	+ 5.31	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	91,200			
Adj Base Cost	= 97.19	Lot Value	+	30,311			
Total Area	x 1,624	Indicated Value	=	121,511			
Adjusted Cost	= 157,837	Value Per SqFt		74.82			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	91,200		
Lot Value	30,311		
Indicated Value	121,511	74.82	Per SqFt
Agland Value			
Site Improvements	1,600		
Total Value	123,111	75.81	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	4,211.55		4,212
EPSW	ENCLOSED PORCH - SOLID WALL	5552	16x7		112	47.63		5,335



Rogers

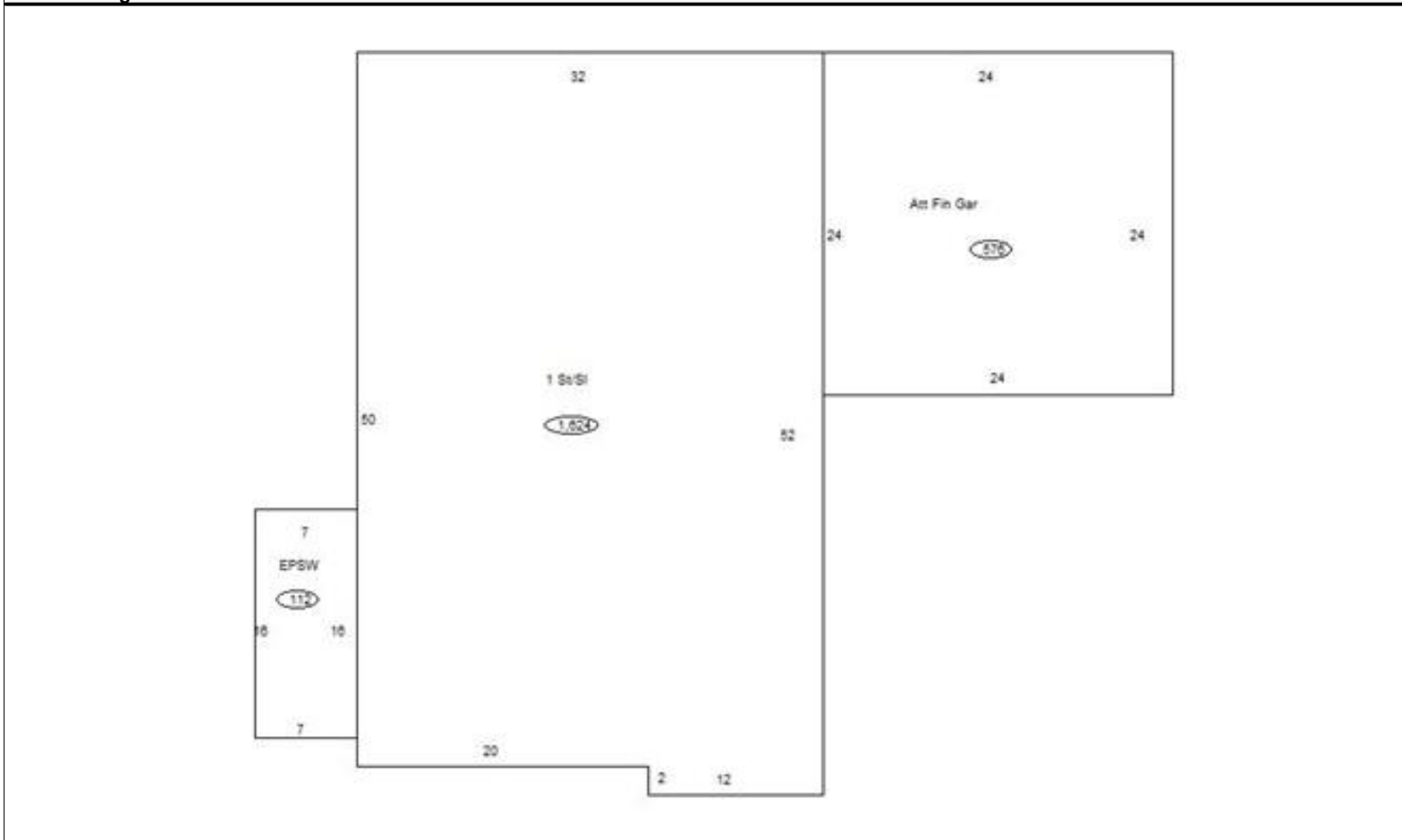
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Sketch Image

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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/Sl	1,624	1.000	1,624
2	G	5		10	Att Fin Gar	576	1.000	576
3	M	EPSW		10	EPSW	112	1.000	112
Total Building Area						1,624		1,624



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x8x6	Plank	Composition Shingle	96
	Qual	3	Cond 2	Year 2000	Eff Age 26	

Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD
Base Cost (27.79 x 96)	2,668		2,668	1,868	800

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