



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:11:03
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Assessment Data					Primary Image																																																																																																																				
Account 660002055 Parcel ID 000000-00-0-00621-001-0003 Cadastral ID 03-20-15-04850 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 173724 MELENDEZ, ALIDA BIANCA REVOCABLE TRUST 25965 S CLAYTON AVE CLAREMORE OK 74019-2367 Parcel Location Situs 25965 S CLAYTON AVE Subdivision PORT ESTATES ONE Lot/Block 0003 / 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_001 10/26/2021</p>																																																																																																																				
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Lot Data		Square-Foot - NBHD 1046 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.8239		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	35,889.00 x .75 = 26,917		
Factor Value			
Adjustments	1.0000		
Lot Value	26,917		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-10-19\IMG_001 10/26/2021

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	1,380 / 1,380
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,380
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	508 Attached Garage - Finished
Remodel	
Year/Eff Age	1978 / 36

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	156,123	113.13	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	7		
Indicated Value	146,630		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	104.84	Total Misc Impr	+ 11,758
Roofing Adj	+ 4.52	Garage Cost	+ 17,419
Subfloor Adj	+ -1.20	Total RCN	= 208,342
Heat/Cool Adj	+ 11.47	Depreciation (45%)	- 93,754
Plumbing Adj	+ 10.20	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 114,588
Adj Base Cost	= 129.83	Lot Value	+ 26,917
Total Area	x 1,380	Indicated Value	= 141,505
Adjusted Cost	= 179,165	Value Per SqFt	102.54

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	114,588		
Lot Value	26,917		
Indicated Value	141,505	102.54	Per SqFt
Agland Value			
Site Improvements	1,215		
Total Value	142,720	103.42	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
SHLT	STORM SHELTER	0		1	2016	0.00		
PRCH	SLAB PORCH - COVERED	5555	24x3		72	24.04		1,731
PATO	SLAB PORCH - OPEN	5556	20x14		280	8.71		2,439
GENR	Generator - Residential Standby			1	1	2,492.00		2,492



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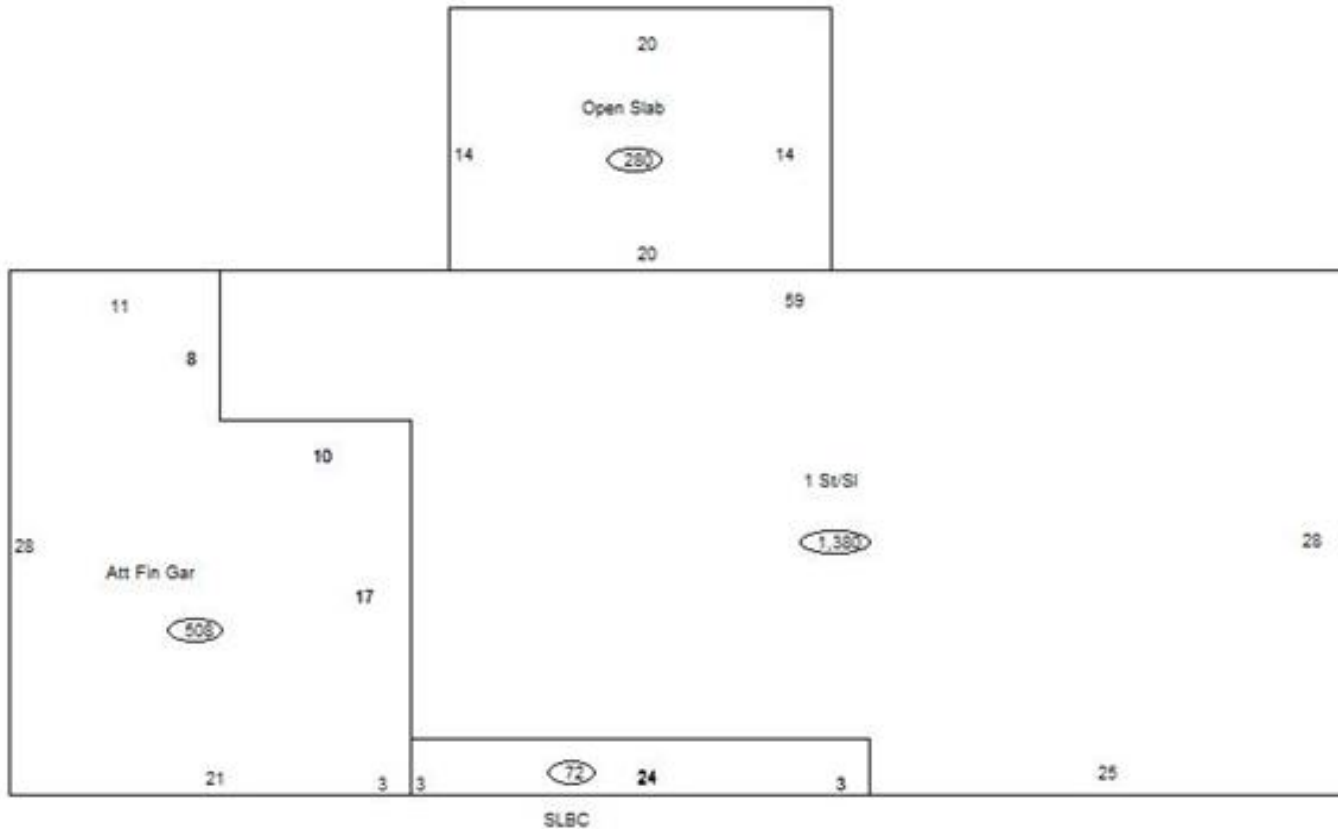
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Sketch Image

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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	1,380	1.000	1,380
2	G	5		10	Att Fin Gar	508	1.000	508
3	M	PRCH		10	SLBC	72	1.000	72
4	M	PATO		10	Open Slab	280	1.000	280
Total Building Area						1,380		1,380



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x12x8	Plank	Composition Shingle	120
	Qual 3	Cond 2	Year 2005	Eff Age 21		

Valuation Summary	Modifier Total	RCN	Depr (61% Phys/ % Func)	RCNLD	
Base Cost (25.97 x 120)	3,116		3,116	1,901	1,215