




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 08:48:53
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Assessment Data					Primary Image																																																																																																																				
Account 660002057 Parcel ID 000000-00-0-00621-002-0001 Cadastral ID 03-20-15-04870 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 348593 ROBISON, TREVOR & BAILEY 25996 S CLAYTON AVE CLAREMORE OK 74019-0000 Parcel Location Situs 25996 S CLAYTON AVE Subdivision PORT ESTATES ONE Lot/Block 0001 / 0002 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>																																																																																																																				
Legal Description Lot/Long: 36.23532542 -95.69266510																																																																																																																									
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Lot Data	Square-Foot - NBHD 1046 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.9373 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 40,830.00 x .75 = 30,623 Factor Value Adjustments 3.4379 Lot Value 105,279		

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,504 / 1,504
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	650 Attached Garage - Finished
Remodel	PARTIAL -
Year/Eff Age	1975 / 24

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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	174,143	115.79	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	7		
Indicated Value	166,140		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	110.02	Total Misc Impr	+ 13,387				
Roofing Adj	+ 4.41	Garage Cost	+ 21,216				
Subfloor Adj	+ 1.15	Total RCN	= 239,764				
Heat/Cool Adj	+ 11.47	Depreciation (32%)	- 76,724				
Plumbing Adj	+ 9.36	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 163,040				
Adj Base Cost	= 136.41	Lot Value	+ 105,279				
Total Area	x 1,504	Indicated Value	= 268,319				
Adjusted Cost	= 205,161	Value Per SqFt	178.40				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	163,040		
Lot Value	105,279		
Indicated Value	268,319	178.40	Per SqFt
Agland Value			
Site Improvements	1,683		
Total Value	270,002	179.52	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
PRCH	SLAB PORCH - COVERED	5563	10x8		80	24.02		1,922
PRCH	SLAB PORCH - COVERED	5564	21x13		273	23.33		6,369



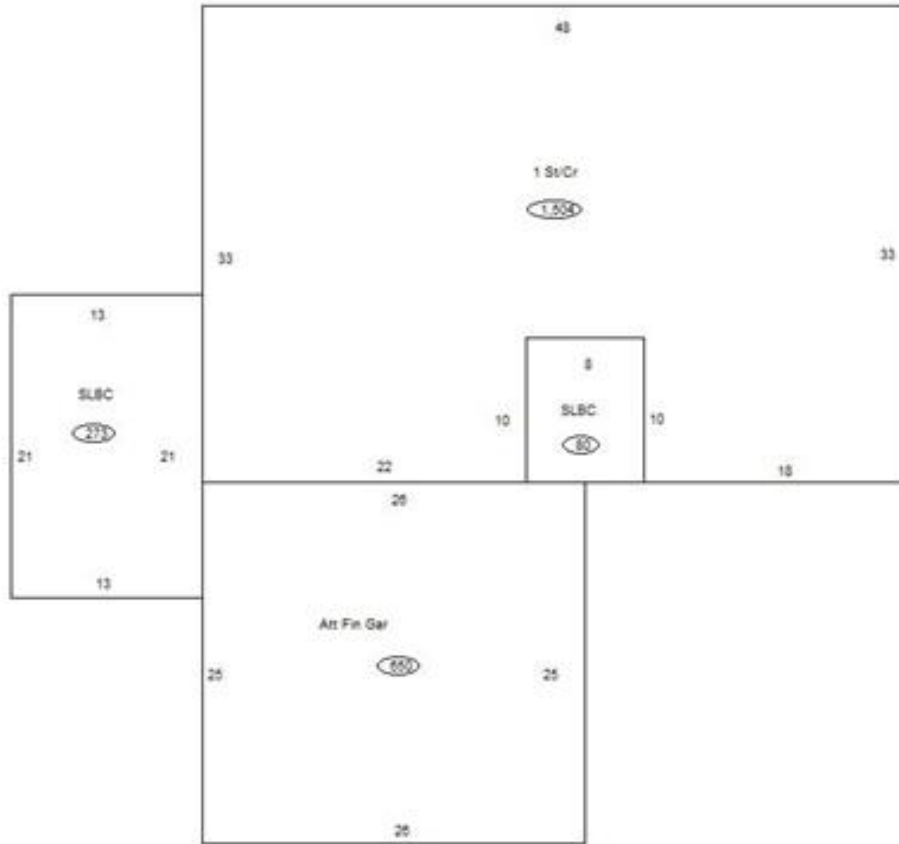
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Sketch Image

660002057



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,504	1.000	1,504
2	G	5		10	Att Fin Gar	650	1.000	650
3	M	PRCH		10	SLBC	80	1.000	80
4	M	PRCH		10	SLBC	273	1.000	273
Total Building Area						1,504		1,504



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x12x0	Plank	Composition Shingle	120
	Qual	3	Cond	3	Year	2010
				Eff Age	12	

Valuation Summary	Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
Base Cost (25.97 x 120)	3,116		3,116	1,433
				1,683