



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 08:48:55
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Assessment Data					Primary Image																																																																																																																				
Account 660002065 Parcel ID 000000-00-0-00621-002-0008 Cadastral ID 03-20-15-04950 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 284786 MOORE, DOUGLAS S & SAMANTHA M 25974 S CLAYTON AVE CLAREMORE OK 74019-0000					<p>\\tsclient\C\Users\rln\Pictures\2017-04-19 04-19-17\04-19-17 091.J 4/20/2017</p>																																																																																																																				
Parcel Location Situs 25974 S CLAYTON AVE Subdivision PORT ESTATES ONE Lot/Block 0008 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 3 / 20 / 15 / 5 Neighborhood 1046 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.23607522 -95.69271753					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 1046 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.8336	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	36,312.00 x .75 = 27,234	
Factor Value		
Adjustments	1.0000	
Lot Value	27,234	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	80% Veneer, Stone 20% Frame, Siding, Wood
Base/Total Area	1,519 / 1,519
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,519
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	624 Attached Garage - Finished
Remodel	
Year/Eff Age	1977 / 37

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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	155,422	102.32	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	172,310		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	111,753		
Lot Value	27,234		
Indicated Value	138,987	91.50	Per SqFt
Agland Value			
Site Improvements	1,181		
Total Value	140,168	92.28	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.01	Total Misc Impr	+	8,110			
Roofing Adj	+ 4.04	Garage Cost	+	17,410			
Subfloor Adj	+ 0.00	Total RCN	=	214,909			
Heat/Cool Adj	+ 10.30	Depreciation (48%)	-	103,156			
Plumbing Adj	+ 8.33	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	111,753			
Adj Base Cost	= 124.68	Lot Value	+	27,234			
Total Area	x 1,519	Indicated Value	=	138,987			
Adjusted Cost	= 189,389	Value Per SqFt		91.50			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	5592	23x4		92	21.00		1,932
PATO	SLAB PORCH - OPEN	5593	15x11		165	9.70		1,601



Rogers

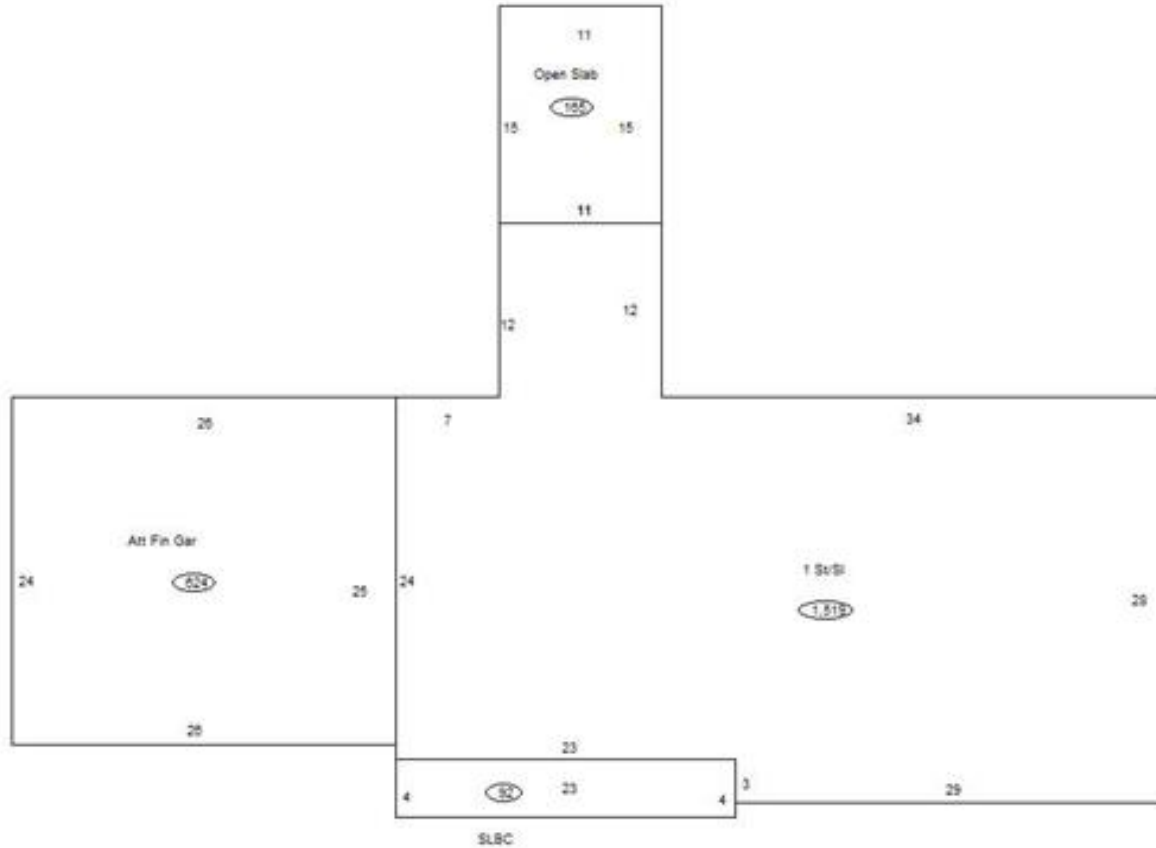
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Sketch Image

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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/SI	1,519	1.000	1,519
2	G	5		10	Att Fin Gar	624	1.000	624
3	M	PRCH		10	SLBC	92	1.000	92
4	M	PATO		10	Open Slab	165	1.000	165
Total Building Area						1,519		1,519



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x10x12	Plank	Composition Shingle	120
	Qual 2	Cond 3	Year 2003	Eff Age 17		

Valuation Summary	Modifier Total	RCN	Depr (54% Phys/ % Func)	RCNLD
Base Cost (21.40 x 120)	2,568		2,568	1,387
				1,181