



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 660002067 Parcel ID 000000-00-0-00621-003-0002 Cadastral ID 03-20-15-04970 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 340848 SIXKILLER, ESTHER RUTH & ERNEST RUBEN MAES 25936 S CACTUS RD CLAREMORE OK 74019-0000 Parcel Location Situs 25936 S CACTUS RD Subdivision PORT ESTATES ONE Lot/Block 0002 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 3 / 20 / 15 / 5 Neighborhood 1046 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>\\tsclient\C\Users\rln\Pictures\2017-04-25 04-25-17\04-25-17 003.J 4/25/2017</p>																																																																																																																				
Legal Description Lot/Long: 36.23714897 -95.69478916 LOT 2 BLOCK 3 PORT ESTATES ONE																																																																																																																									
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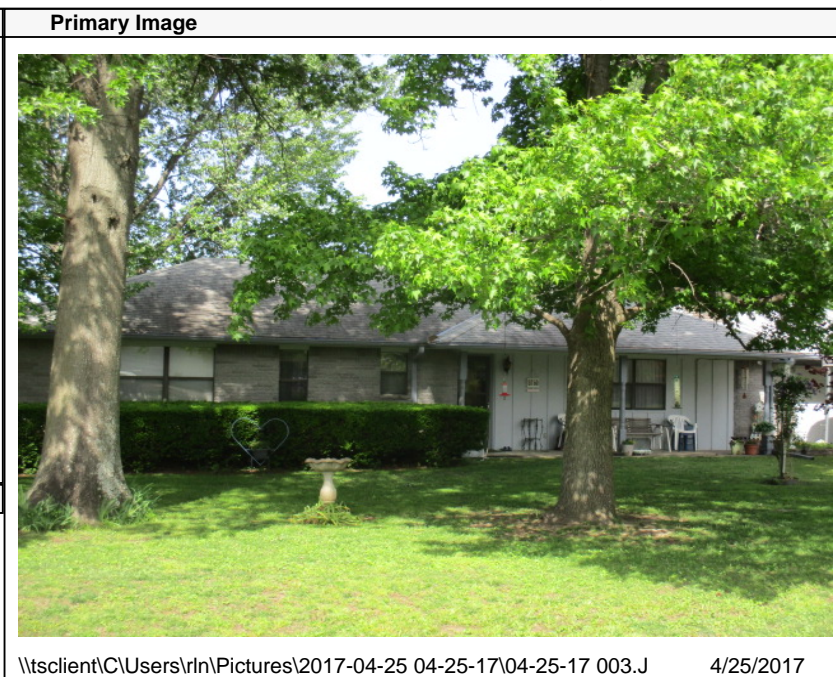
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Lot Data		Square-Foot - NBHD 1046 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.9109		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	39,677.00 x .75 = 29,758		
Factor Value			
Adjustments	0.7057		
Lot Value	21,000		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Stone 10% Frame, Siding, Wood
Base/Total Area	1,986 / 1,986
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,986
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	506 Attached Garage - Finished
Remodel	
Year/Eff Age	1977 / 37

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	210,658	106.07	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	174,530		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	105.24	Total Misc Impr	+	9,348			
Roofing Adj	+ 4.27	Garage Cost	+	17,361			
Subfloor Adj	+ -1.10	Total RCN	=	278,871			
Heat/Cool Adj	+ 11.47	Depreciation (46%)	-	128,281			
Plumbing Adj	+ 7.09	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	150,590			
Adj Base Cost	= 126.97	Lot Value	+	21,000			
Total Area	x 1,986	Indicated Value	=	171,590			
Adjusted Cost	= 252,162	Value Per SqFt		86.40			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	150,590		
Lot Value	21,000		
Indicated Value	171,590	86.40	Per SqFt
Agland Value			
Site Improvements	19,677		
Total Value	191,267	96.31	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	5601	23x6		138	23.81		3,286
PRCH	SLAB PORCH - COVERED	5602	8x5		40	24.14		966



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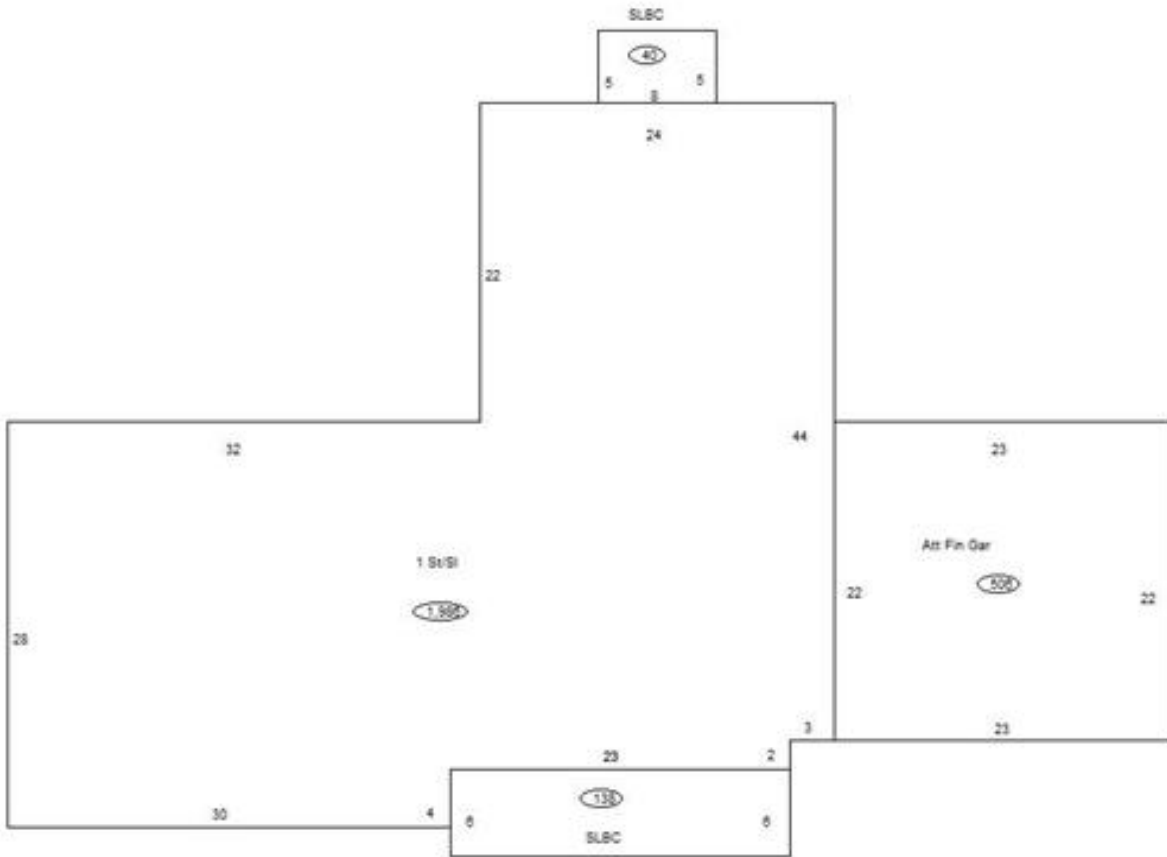
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Sketch Image

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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/Sl	1,986	1.000	1,986
2	G	5		10	Att Fin Gar	506	1.000	506
3	M	PRCH		10	SLBC	138	1.000	138
4	M	PRCH		10	SLBC	40	1.000	40
Total Building Area						1,986		1,986



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
BNGP	Barn - General Purpose	24x30x0	Dirt	Formed Metal	720	
Qual	3	Cond 3	Year 2010	Eff Age 12		
Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD	
Base Cost (23.53 x 720)		16,942	16,942	4,236	12,706	
CPRV	Carport - RV	14x34x0	Dirt	Formed Metal	476	
Qual	3	Cond 3	Year 2010	Eff Age 12		
Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD	
Base Cost (8.06 x 476)		3,837	3,837	1,995	1,842	
SHDS	Shed - Small	8x10x0	Dirt	Formed Metal	80	
Qual	3	Cond 3	Year 2010	Eff Age 12		
Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD	
Base Cost (24.83 x 80)		1,986	1,986	914	1,072	
SHDS	Shed - Small	8x8x0	Dirt	Formed Metal	64	
Qual	3	Cond 3	Year 2010	Eff Age 12		
Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD	
Base Cost (27.38 x 64)		1,752	1,752	806	946	
SHDS	Shed - Small	8x16x0	Dirt	Formed Metal	128	
Qual	3	Cond 3	Year 2010	Eff Age 12		
Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD	
Base Cost (20.64 x 128)		2,642	2,642	1,215	1,427	
LNT0	Lean To - Attached	8x16x0	Dirt	Formed Metal	128	
Qual	3	Cond 3	Year 2010	Eff Age 12		
Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD	
Base Cost (9.02 x 128)		1,155	1,155	601	554	
LNT0	Lean To - Attached	8x16x0	Dirt	Formed Metal	128	
Qual	3	Cond 3	Year 2010	Eff Age 12		
Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD	
Base Cost (9.02 x 128)		1,155	1,155	601	554	



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable	18x20x12	Concrete	Formed Metal	360
	Qual 3	Cond 3	Year 2003	Eff Age 17		

Valuation Summary	Modifier Total	RCN	Depr (73% Phys/ % Func)	RCNLD	
Base Cost (5.93 x 360)	2,135		2,135	1,559	576