




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 16:43:34  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660002068 <b>Parcel ID</b> 000000-00-0-00621-003-0003 <b>Cadastral ID</b> 03-20-15-04980 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 3 <b>Tax Area</b> 4 - VERDIGRIS/VERD FIRE <b>Name ID</b> 299062 JAMES, MICHAEL W REVOCABLE TRUST  25922 S CACTUS RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 25922 S CACTUS RD <b>Subdivision</b> PORT ESTATES ONE <b>Lot/Block</b> 0003 / 0003 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 3 / 20 / 15 / 5 <b>Neighborhood</b> 1046 - R-V03-SW VERDIGRIS <b>School District</b> S008 - VERDIGRIS SCHOOLS					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-4-5\IMG_0002. 4/5/2022</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.23757522 -95.69478269 LOT 3 BLOCK 3 PORT ESTATES ONE																																																																																																																									
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Lot Data		Square-Foot - NBHD 1046 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.8836		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	38,488.00 x .75 = 28,866		
Factor Value			
Adjustments	1.0000		
Lot Value	28,866		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-4-5\IMG\_0002. 4/5/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Vinyl
Base/Total Area	1,437 / 1,437
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,437
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	462 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	154,755	107.69	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	7		
Indicated Value	146,000		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	100.36	Total Misc Impr	+ 11,265
Roofing Adj	+ 4.56	Garage Cost	+ 16,207
Subfloor Adj	+ -1.19	Total RCN	= 207,097
Heat/Cool Adj	+ 11.47	Depreciation ( 45%)	- 93,194
Plumbing Adj	+ 9.80	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 113,903
Adj Base Cost	= 125.00	Lot Value	+ 28,866
Total Area	x 1,437	Indicated Value	= 142,769
Adjusted Cost	= 179,625	Value Per SqFt	99.35

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	113,903		
Lot Value	28,866		
Indicated Value	142,769	99.35	Per SqFt
Agland Value			
Site Improvements	461		
Total Value	143,230	99.67	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	2022	0.00		
PRCH	SLAB PORCH - COVERED	5605	6x4		24	24.19		581
PRCH	Slab Porch - Covered	5606	11x9		99	23.96		2,372
PRCH	Slab Porch - Covered	153349	135		135	23.82		3,216



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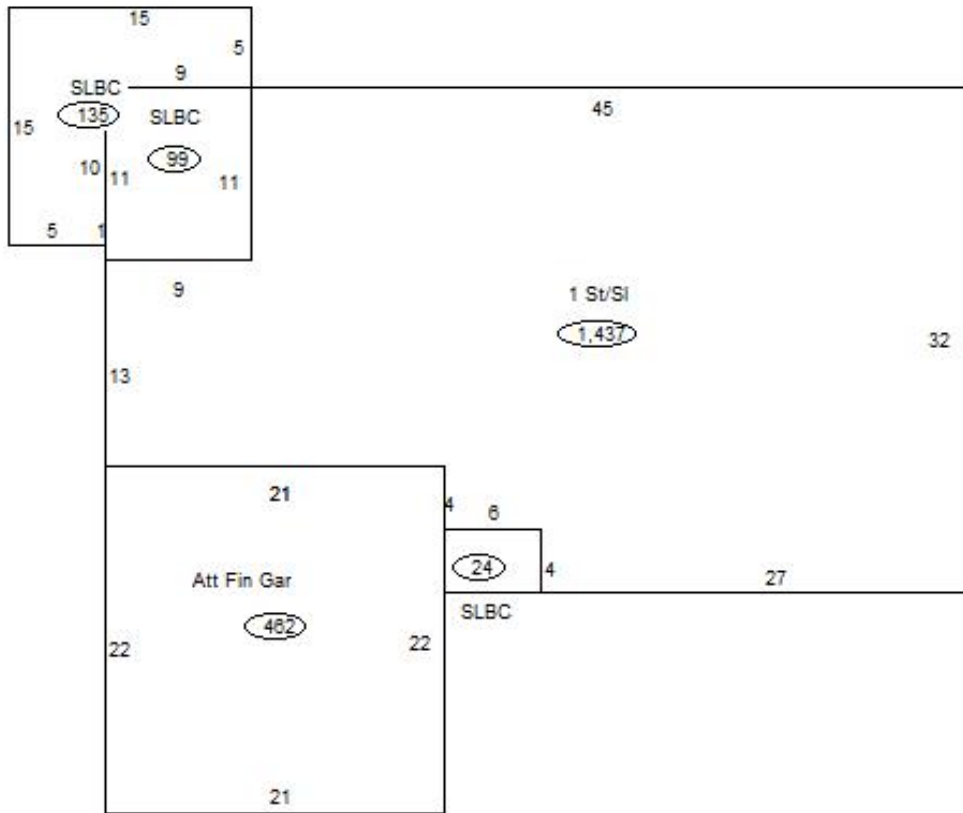
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Sketch Image

660002068



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,437	1.000	1,437
2	G	5		13	Att Fin Gar	462	1.000	462
3	M	PRCH		13	SLBC	24	1.000	24
4	M	PRCH		13	SLBC	99	1.000	99
5	M	PRCH		13	SLBC	135	1.000	135
<b>Total Building Area</b>						1,437		1,437



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable	18x18x12	Concrete	Formed Metal	324
	Qual 3	Cond 3	Year 2002	Eff Age 18		

Valuation Summary		Modifier Total	RCN	Depr (76% Phys/ % Func)	RCNLD
Base Cost (5.93 x 324)	1,921		1,921	1,460	461

CNV	Cellar No Value	8x6x0			48
Qual 2	Cond 2	Year 0	Eff Age		

Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (0.00 x 48)					