



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 07:28:39
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660002069 Parcel ID 000000-00-0-00621-003-0004 Cadastral ID 03-20-15-04990 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 345684 PAYNE, CHEYENNA & ZACHARY 25888 S CACTUS RD CLAREMORE OK 74019-0000 Parcel Location Situs 25888 S CACTUS RD Subdivision PORT ESTATES ONE Lot/Block 0004 / 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\04-25-17 008.J 4/26/2017</p>																																																																																																																				
Legal Description Lot/Long: 36.23799699 -95.69478413 LOT 4 BLOCK 3 PORT ESTATES ONE																																																																																																																									
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Lot Data	Square-Foot - NBHD 1046 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.8904	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	38,786.00 x .75 = 29,090	
Factor Value		
Adjustments	3.7953	
Lot Value	110,404	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	1,730 / 1,730
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,730
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	492 Attached Garage - Finished
Remodel	RMA -
Year/Eff Age	1979 / 29



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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	198,913	114.98	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	187,680		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	169,717		
Lot Value	110,404		
Indicated Value	280,121	161.92	Per SqFt
Agland Value			
Site Improvements	1,803		
Total Value	281,924	162.96	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	109.99	Total Misc Impr	+	13,428			
Roofing Adj	+ 4.84	Garage Cost	+	19,710			
Subfloor Adj	+ -2.31	Total RCN	=	265,183			
Heat/Cool Adj	+ 12.64	Depreciation (36%)	-	95,466			
Plumbing Adj	+ 8.97	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	169,717			
Adj Base Cost	= 134.13	Lot Value	+	110,404			
Total Area	x 1,730	Indicated Value	=	280,121			
Adjusted Cost	= 232,045	Value Per SqFt		161.92			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	5609		206	206	26.28		5,414
PRCH	SLAB PORCH - COVERED	5610	18x5		90	26.65		2,399



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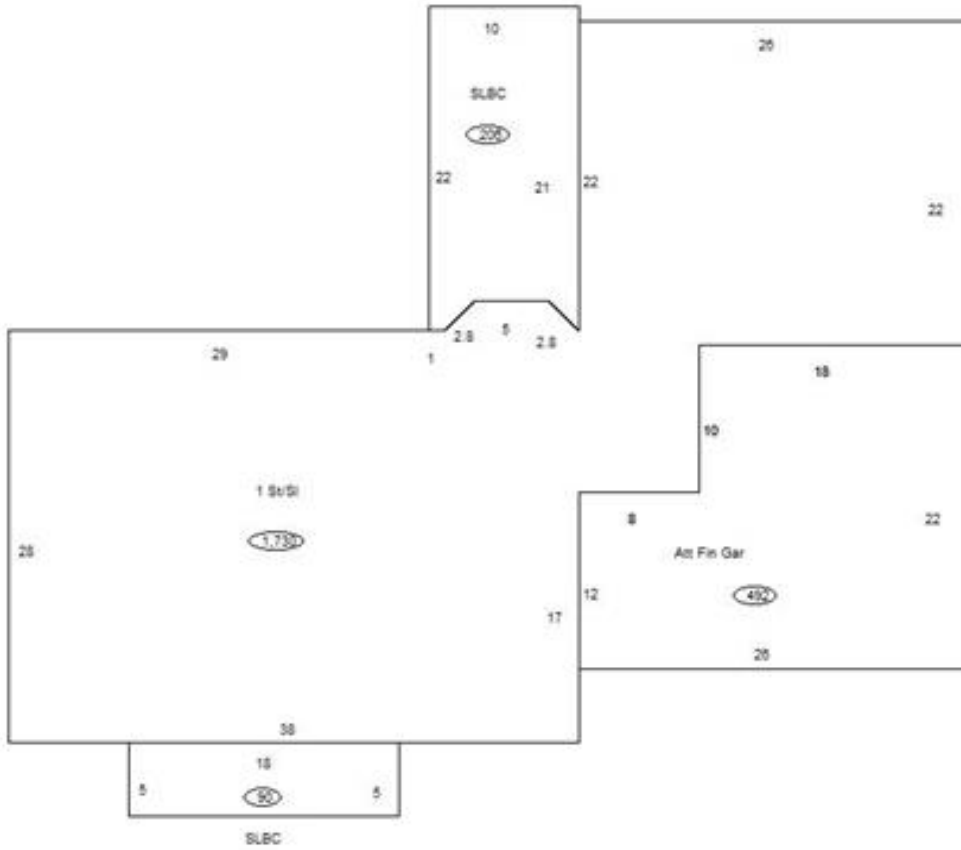
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Sketch Image

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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	1,730	1.000	1,730
2	G	5		10	Att Fin Gar	492	1.000	492
3	M	PRCH		10	SLBC	206	1.000	206
4	M	PRCH		10	SLBC	90	1.000	90
Total Building Area						1,730		1,730



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable	18x24x16	Concrete	Formed Metal	432
	Qual 3	Cond 3	Year 2002	Eff Age 18		

Valuation Summary		Modifier Total	RCN	Depr (76% Phys/ % Func)	RCNLD
Base Cost (6.59 x 432)	2,847		2,847	2,164	683

	SHDS	Shed - Small	10x10x0	Plank	Composition Shingle	100
	Qual 3	Cond 3	Year 2000	Eff Age 20		

Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
Base Cost (27.32 x 100)	2,732		2,732	1,612	1,120