




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:12:16
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Assessment Data					Primary Image																																																																																																																				
Account 660002072 Parcel ID 000000-00-0-00621-003-0007 Cadastral ID 03-20-15-05020 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 347656 REXWINKLE, JUSTIN & LORI 25822 CACTUS RD CLAREMORE OK 74019-2372 Parcel Location Situs 25822 S CACTUS RD Subdivision PORT ESTATES ONE Lot/Block 0007 / 0003 Parcel Size 3 - 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\04-25-17 010.J 4/26/2017</p>																																																																																																																				
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Lot Data	Square-Foot - NBHD 1046 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	2.7287	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	118,864.00 x .47 = 55,852	
Factor Value		
Adjustments	2.7531	
Lot Value	153,766	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,498 / 2,362
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,498
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	1,344 Attached Garage - Finished
Remodel	
Year/Eff Age	1998 / 21



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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	368,901	156.18	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	370,530		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	93.78	Total Misc Impr	+	29,136			
Roofing Adj	+ 3.61	Garage Cost	+	62,684			
Subfloor Adj	+ -2.31	Total RCN	=	368,339			
Heat/Cool Adj	+ 14.47	Depreciation (25%)	-	92,085			
Plumbing Adj	+ 7.52	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	276,254			
Adj Base Cost	= 117.07	Lot Value	+	153,766			
Total Area	x 2,362	Indicated Value	=	430,020			
Adjusted Cost	= 276,519	Value Per SqFt		182.06			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	276,254		
Lot Value	153,766		
Indicated Value	430,020	182.06	Per SqFt
Agland Value			
Site Improvements			
Total Value	430,020	182.06	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	5613	18x8		144	29.03		4,180
PRCH	SLAB PORCH - COVERED	5614	934		934	26.72		24,956



Rogers

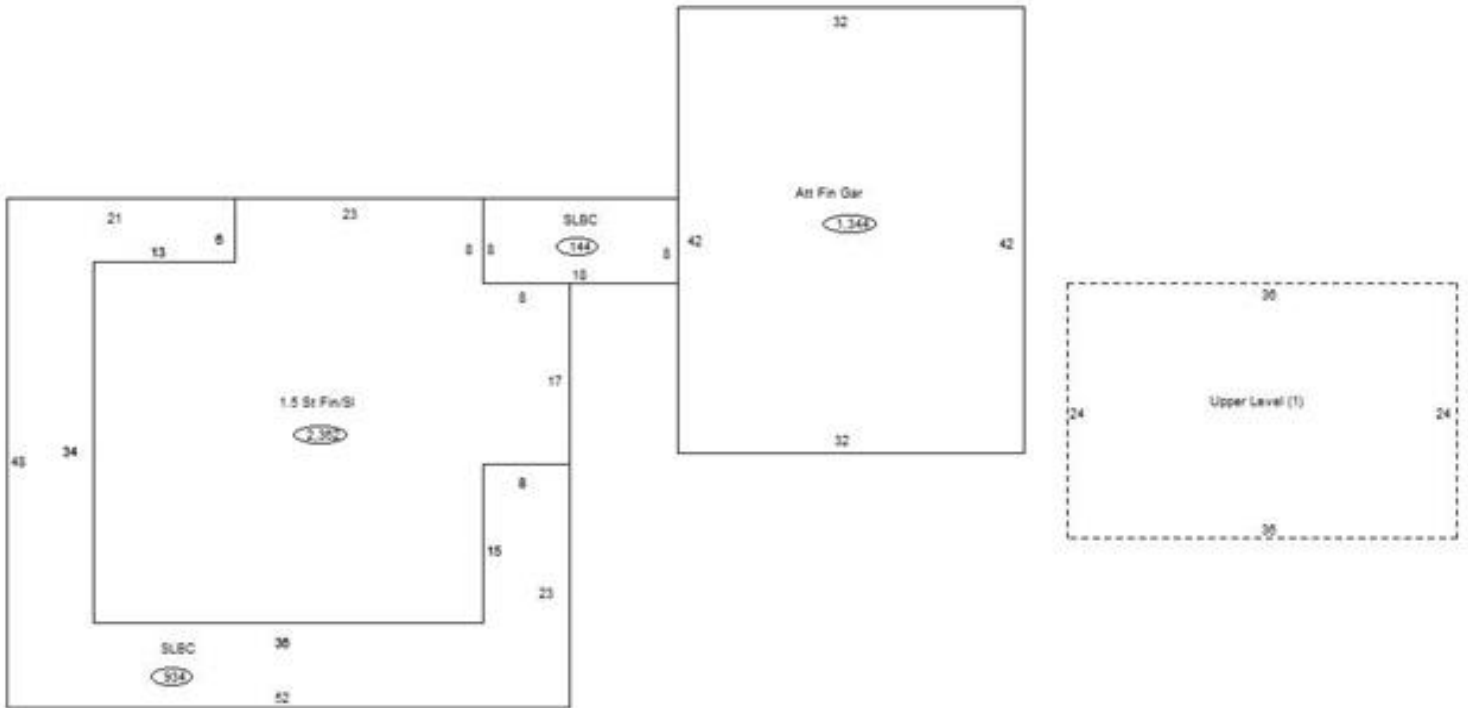
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Sketch Image

660002072



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,498	1.577	2,362
2	M	PRCH		13	SLBC	144	1.000	144
3	M	PRCH		13	SLBC	934	1.000	934
4	G	5		13	Att Fin Gar	1,344	1.000	1,344
5	U	^UL		13	Upper Level (1)	864	1.000	864
Total Building Area						1,498		2,362