



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:20:17
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Assessment Data					Primary Image																																																																																																																				
Account 660002075 Parcel ID 000000-00-0-00621-004-0003 Cadastral ID 03-20-15-05050 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 313537 BALDRIDGE, ROY C & TINA 25896 S CLAYTON AVE CLAREMORE OK 74019-0000 Parcel Location Situs 25896 S CLAYTON AVE Subdivision PORT ESTATES ONE Lot/Block 0003 / 0004 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\04-25-17 046.J 4/26/2017</p>																																																																																																																				
Legal Description Lot/Long: 36.23757927 -95.69289202 LOT 3 BLOCK 4 PORT ESTATES ONE																																																																																																																									
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Lot Data		Square-Foot - NBHD 1046 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.9393		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	40,918.00 x .75 = 30,689		
Factor Value			
Adjustments	1.0000		
Lot Value	30,689		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	1,563 / 1,563
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,563
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	440 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	
Adjusted R	0.8445		
Indicated Value	160,479	102.67	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	150,780		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	104.26	Total Misc Impr	+ 8,462				
Roofing Adj	+ 4.47	Garage Cost	+ 15,646				
Subfloor Adj	+ -1.15	Total RCN	= 219,405				
Heat/Cool Adj	+ 11.47	Depreciation (46%)	- 100,926				
Plumbing Adj	+ 5.90	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 118,479				
Adj Base Cost	= 124.95	Lot Value	+ 30,689				
Total Area	x 1,563	Indicated Value	= 149,168				
Adjusted Cost	= 195,297	Value Per SqFt	95.44				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	118,479		
Lot Value	30,689		
Indicated Value	149,168	95.44	Per SqFt
Agland Value			
Site Improvements	1,346		
Total Value	150,514	96.30	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	5626		72	72	24.04		1,731
PRCH	SLAB PORCH - COVERED	5627	17x4		68	24.05		1,635



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x16x0	Plank	Composition Shingle	128
	Qual 3	Cond 3	Year 2000	Eff Age 20		

Valuation Summary	Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
Base Cost (25.65 x 128)	3,283		3,283	1,937
				1,346