




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 06:41:26
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660002076 Parcel ID 000000-00-0-00621-004-0004 Cadastral ID 03-20-15-05060 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 174094 DUKE, ROBERT CHARLES 25866 S CLAYTON AVE CLAREMORE OK 74019-0000 Parcel Location Situs 25866 S CLAYTON AVE Subdivision PORT ESTATES ONE Lot/Block 0004 / 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\04-25-17 047.J 4/27/2017</p>																																																																																																																				
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 Time 06:41:26
 Page 2

Lot Data	Square-Foot - NBHD 1046 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.9182 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 39,995.00 x .75 = 29,996 Factor Value Adjustments 1.0000 Lot Value 29,996		 <p>\\tsclient\C\Users\rln\Pictures\2017-04-25 04-25-17\04-25-17 047.J 4/27/2017</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% Two Story
Exterior Wall	10% Veneer, Masonry 90% Frame, Siding, Vinyl
Base/Total Area	3,102 / 4,200
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,102
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
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	369,914	88.07	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	80.28	Total Misc Impr	+ 58,779				
Roofing Adj	+ 3.22	Garage Cost	+ 0				
Subfloor Adj	+ -1.52	Total RCN	= 471,681				
Heat/Cool Adj	+ 12.64	Depreciation (44%)	- 207,540				
Plumbing Adj	+ 3.69	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 264,141				
Adj Base Cost	= 98.31	Lot Value	+ 29,996				
Total Area	x 4,200	Indicated Value	= 294,137				
Adjusted Cost	= 412,902	Value Per SqFt	70.03				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	264,141		
Lot Value	29,996		
Indicated Value	294,137	70.03	Per SqFt
Agland Value			
Site Improvements	36,803		
Total Value	330,940	78.80	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	5630		399	399	25.68		10,246
EPSW	ENCLOSED PORCH - SOLID WALL	5631		562	562	66.44		37,339
PRCH	SLAB PORCH - COVERED	5632		14x5	70	26.71		1,870
PRCH	SLAB PORCH - COVERED	5634		20x7	140	26.49		3,709



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 Time 06:41:26
 Page 4

660002076

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LOAF	Loafing Shed	10x30x10	Dirt	Formed Metal	300
	Qual 3	Cond 3	Year 2016	Eff Age 8		
Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)		RCNLD
Base Cost (7.03 x 300)		2,109		2,109	780	1,329
	UTIL	Utility Building	40x30x10	Concrete	Composition Shingle	1,200
	Qual 2	Cond 3	Year 2006	Eff Age 15		
Valuation Summary		Modifier Total	RCN	Depr (34% Phys/ % Func)		RCNLD
Base Cost (28.49 x 1,200)		34,188		34,188	11,624	22,564
	SPLG	Swimming Pool - In Ground	0x0x0	Concrete		611
	Qual 3	Cond 3	Year	Eff Age 1520		
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (50.20 x 611)		30,672		30,672	24,538	6,134
	SHDS	Shed - Small	16x25x8			400
	Qual 2	Cond 2	Year 0	Eff Age 2026		
Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)		RCNLD
Base Cost (16.94 x 400)		6,776		6,776		6,776