



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 08:41:51  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660002081 <b>Parcel ID</b> 000000-00-0-00621-004-0009 <b>Cadastral ID</b> 03-20-15-05110 <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> 334685 GARZA, JOSHUA A & LAURA A  25835 S CACTUS RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 25835 S CACTUS RD <b>Subdivision</b> PORT ESTATES ONE <b>Lot/Block</b> 0009 / 0004 <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\2021-10-26\IMG_00' 10/26/2021</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.23885382 -95.69374385 LOT 9 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	0.905	
Topography		
Street Access		
Utilities		
Amenities		0
		0
Method	Square-Foot	
Base Lot Value	39,422.00 x .75 = 29,567	
Factor Value		
Adjustments	1.0000	
Lot Value	29,567	



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-10-26\IMG\_00 10/26/2021

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,224 / 1,224
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	480 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	128,996	105.39	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	4
Indicated Value	147,830 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	97.47	Total Misc Impr	+ 6,882
Roofing Adj	+ 4.70	Garage Cost	+ 14,146
Subfloor Adj	+ 2.31	Total RCN	= 169,793
Heat/Cool Adj	+ 10.30	Depreciation ( 47%)	- 79,803
Plumbing Adj	+ 6.76	Lump Sums	+ 5,814
Basement Adj	+ 0.00	RCNLD	= 95,804
Adj Base Cost	= 121.54	Lot Value	+ 29,567
Total Area	x 1,224	Indicated Value	= 125,371
Adjusted Cost	= 148,765	Value Per SqFt	102.43

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	95,804		
Lot Value	29,567		
Indicated Value	125,371	102.43	Per SqFt
Agland Value			
Site Improvements	1,177		
Total Value	126,548	103.39	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	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	5651	22x5		110	20.95		2,305
WODO	WOOD DECK - OPEN	5652	24x16		384	15.14		5,814



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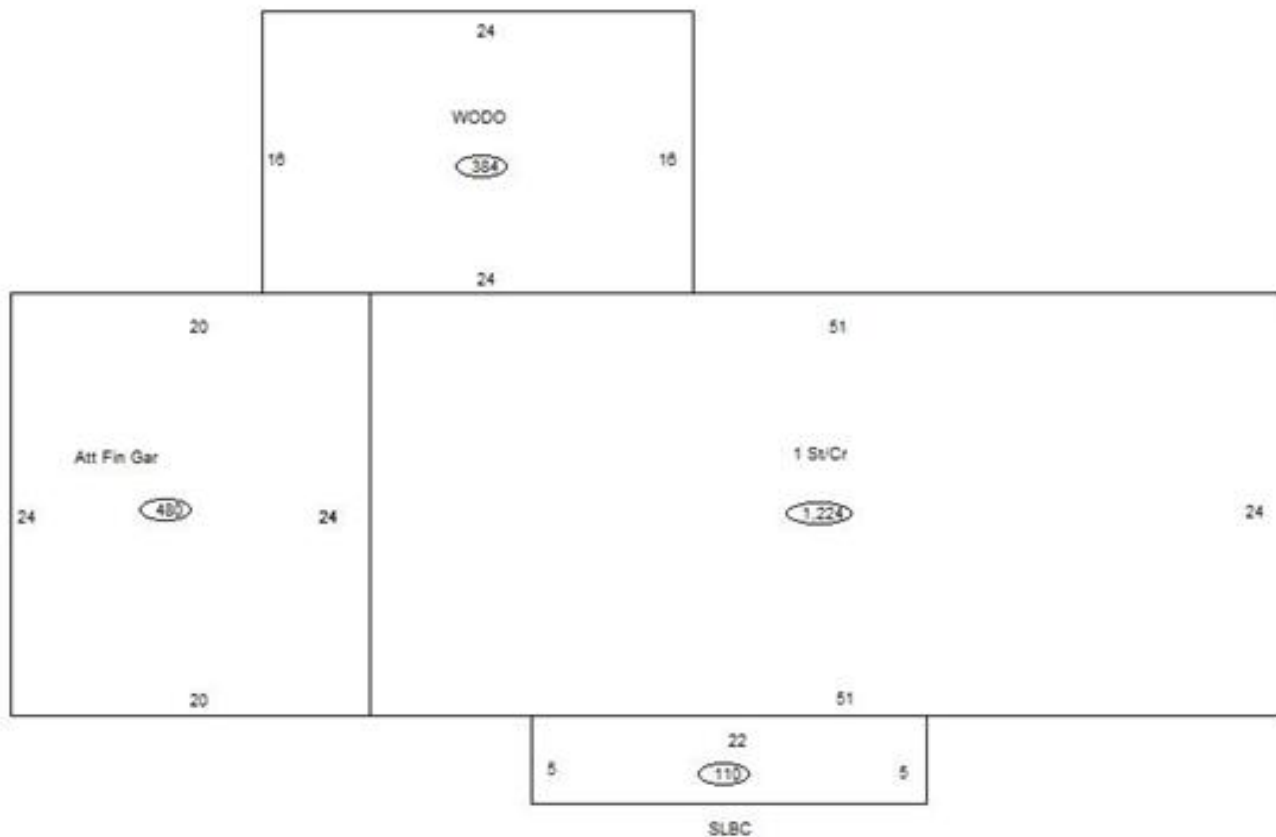
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Sketch Image

660002081



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,224	1.000	1,224
2	G	5		10	Att Fin Gar	480	1.000	480
3	M	PRCH		10	SLBC	110	1.000	110
4	M	WODO		10	WODO	384	1.000	384
<b>Total Building Area</b>						1,224		1,224



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - General Purpose	10x25x0	Dirt	Formed Metal	250
	Qual 3	Cond 3	Year 0	Eff Age 1520		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (23.53 x 250)		5,883		5,883 4,706		1,177