



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 02:12:27  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660002084 <b>Parcel ID</b> 000000-00-0-00621-004-0012 <b>Cadastral ID</b> 03-20-15-05140 <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> 174254 COX, GEORGE E C/O CLAUDIA R GLASS  14805 E 500 RD UNIT D CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 25913 S CACTUS RD <b>Subdivision</b> PORT ESTATES ONE <b>Lot/Block</b> 0012 / 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																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.23757112 -95.69376324																																																																																																																									
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Lot Data		Square-Foot - NBHD 1046 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.9425		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	41,056.00 x .75 = 30,792		
Factor Value			
Adjustments	1.0000		
Lot Value	30,792		



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

Residential Data	
Type	1 Single Family Residence
Condition	1 - Low
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	70% Frame, Siding, Wood 30% Veneer, Stone
Base/Total Area	1,222 / 1,222
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,222
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	572 Attached Garage - Finished
Remodel	
Year/Eff Age	1976 / 70

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	134,103	109.74	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	157,830		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	93.11	Total Misc Impr	+	6,260			
Roofing Adj	+ 3.99	Garage Cost	+	16,228			
Subfloor Adj	+ 0.00	Total RCN	=	158,741			
Heat/Cool Adj	+ 10.30	Depreciation ( 75%)	-	119,056			
Plumbing Adj	+ 4.10	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	39,685			
Adj Base Cost	= 111.50	Lot Value	+	30,792			
Total Area	x 1,222	Indicated Value	=	70,477			
Adjusted Cost	= 136,253	Value Per SqFt		57.67			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	39,685		
Lot Value	30,792		
Indicated Value	70,477	57.67	Per SqFt
Agland Value			
Site Improvements			
Total Value	70,477	57.67	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	5664	16x5		80	21.04		1,683



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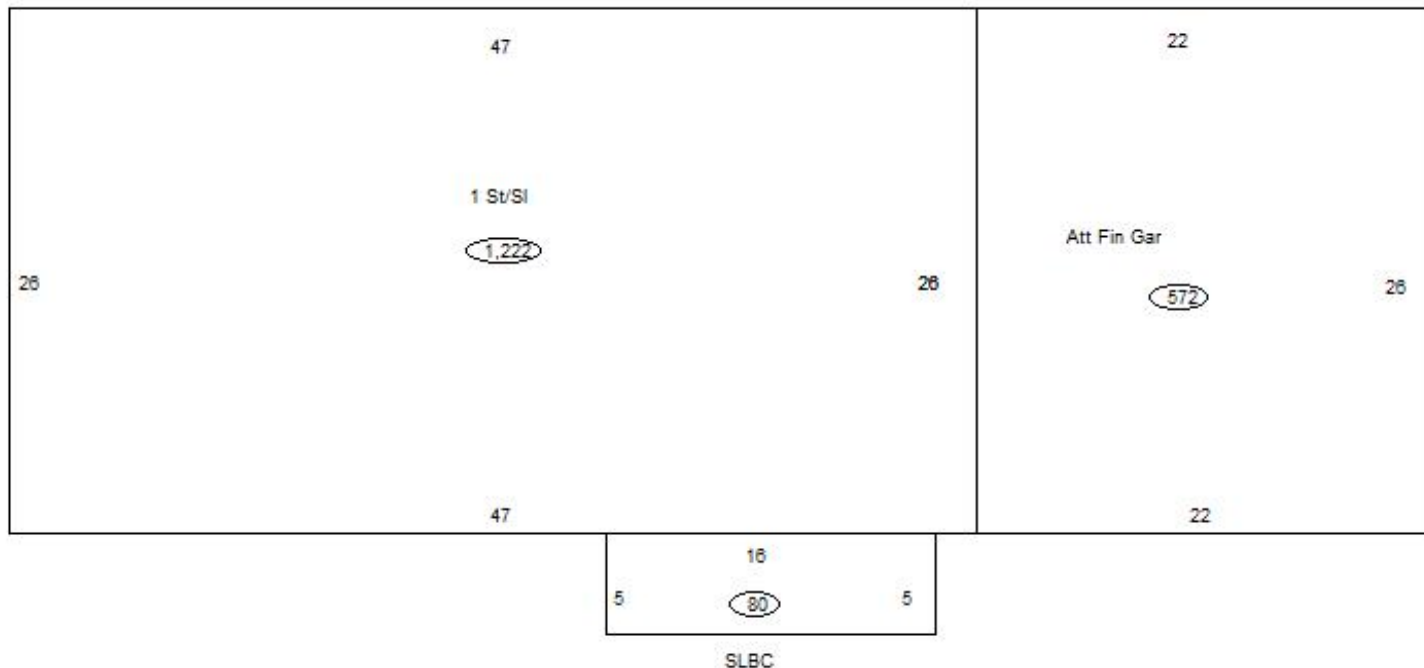
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### Sketch Image

660002084



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	1,222	1.000	1,222
2	G	5		10	Att Fin Gar	572	1.000	572
3	M	PRCH		10	SLBC	80	1.000	80
<b>Total Building Area</b>						1,222		1,222