



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 02:12:29
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Assessment Data					Primary Image																																																																																																																				
Account 660002085 Parcel ID 000000-00-0-00621-004-0013 Cadastral ID 03-20-15-05150 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 342733 SIXKILLER, GARY 25943 S CACTUS RD CLAREMORE OK 74019-0000 Parcel Location Situs 25943 S CACTUS RD Subdivision PORT ESTATES ONE Lot/Block 0013 / 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\T\LOGAN\LOGAN RESIDENTIAL VI\2021-10-26\IMG_00: 10/26/2021</p>																																																																																																																				
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Lot Data	Square-Foot - NBHD 1046 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.9299 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 40,508.00 x .75 = 30,381 Factor Value Adjustments 1.0000 Lot Value 30,381		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Vinyl
Base/Total Area	1,331 / 1,331
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,331
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	644 Attached Garage - Finished
Remodel	
Year/Eff Age	1978 / 36

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-10-26\IMG_00: 10/26/2021

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	148,711	111.73	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	165,320		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	103,381		
Lot Value	30,381		
Indicated Value	133,762	100.50	Per SqFt
Agland Value			
Site Improvements	985		
Total Value	134,747	101.24	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	97.92	Total Misc Impr	+	15,052			
Roofing Adj	+ 4.08	Garage Cost	+	17,890			
Subfloor Adj	+ 0.00	Total RCN	=	195,058			
Heat/Cool Adj	+ 10.30	Depreciation (47%)	-	91,677			
Plumbing Adj	+ 9.50	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	103,381			
Adj Base Cost	= 121.80	Lot Value	+	30,381			
Total Area	x 1,331	Indicated Value	=	133,762			
Adjusted Cost	= 162,116	Value Per SqFt		100.50			

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	5667	21x20		420	20.17		8,471
PATO	SLAB PORCH - OPEN	5668	22x10		220	9.11		2,004



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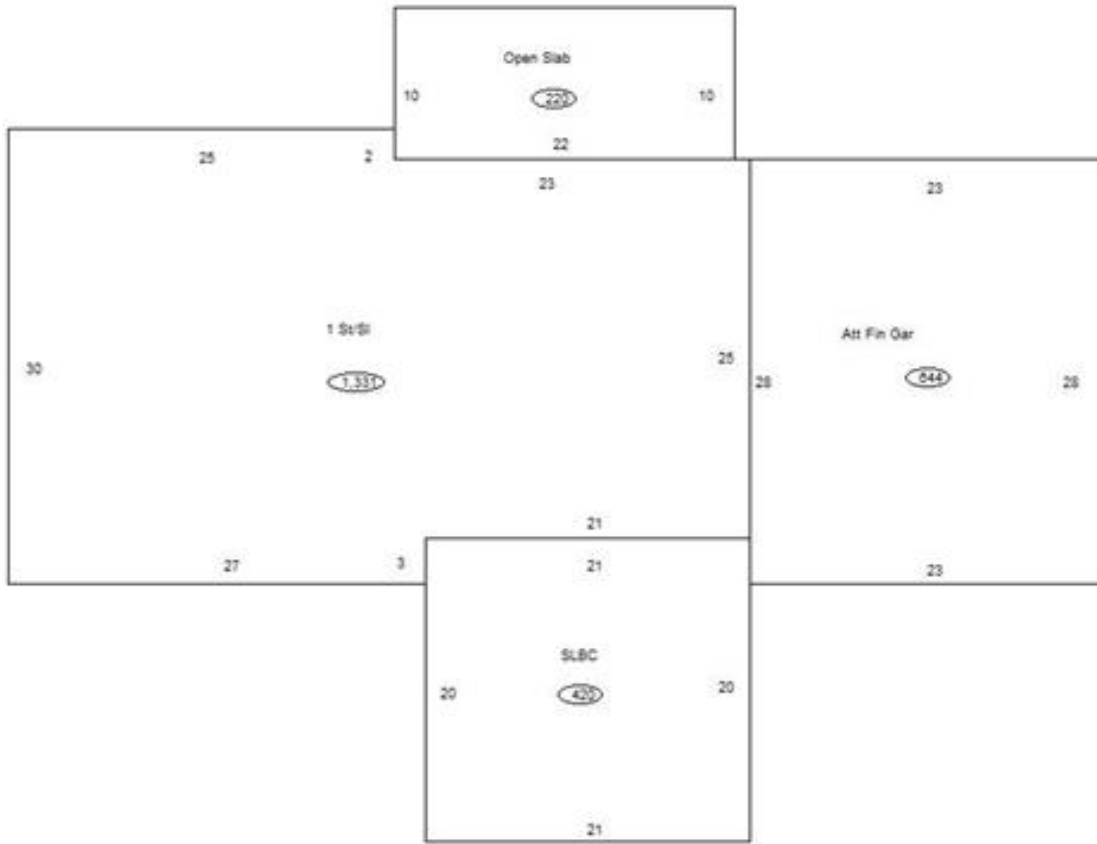
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,331	1.000	1,331
2	G	5		10	Att Fin Gar	644	1.000	644
3	M	PRCH		10	SLBC	420	1.000	420
4	M	PATO		10	Open Slab	220	1.000	220
Total Building Area						1,331		1,331



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x14x8	Plank	Composition Shingle	140
	Qual 2	Cond 2	Year 2003	Eff Age 23		

Valuation Summary	Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
Base Cost (20.11 x 140)	2,815		2,815	1,830
				985