




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image									
Account	660002092				 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-10-26\IMG_001 10/26/2021</p>									
Parcel ID	000000-00-0-00621-005-0006													
Cadastral ID	03-20-15-05220													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area	3											
Tax Area	4 - VERDIGRIS/VERD FIRE													
Name ID	335628													
WADE, RONALD J														
25825 S CLAYTON AVE CLAREMORE OK 74019-0000														
Parcel Location														
Situs	25825 S CLAYTON AVE													
Subdivision	PORT ESTATES ONE													
Lot/Block	0006 / 0005	Parcel Size	1 - Lots											
Sec/Twn/Rng	3 / 20 / 15 / 5													
Neighborhood	1046 - R-V03-SW VERDIGRIS													
School District	S008 - VERDIGRIS SCHOOLS													
Legal Description Lat/Long: 36.23886376 -95.69191317														
Building Permits														
LOT 6 BLOCK 5 PORT ESTATES ONE														
<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
/	SCHROEDER, RONALD JAMES JR & BUTLER, FRANK E	08/26/2021	136,000	YES										
1614/846		08/20/2004	95,500	YES										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax						
Remove Cap	2022	Land Value	28,265	28,265	11%	3,109	Assessed	13,163						
Year Frozen	0	Improvements	98,673	91,401		10,054	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000						
TIF Project ID	0	Total Value	126,938	119,666		13,163	Total Taxable	12,163						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660002092	WADE, RONALD J	4	116,181	1000	11,780	1,243.00							
2024	2024-660002092	WADE, RONALD J	4	120,784	1000	12,287	1,188.00							
2023	2023-660002092	WADE, RONALD J	4	136,000	1000	13,960	1,328.00							
2022	2022-660002092	WADE, RONALD J	4	136,000	1000	13,960	1,352.00							
2021	2021-660002092	WADE, RONALD J	4	105,815	0	11,640	1,089.00							
2020	2020-660002092	SCHROEDER, RONALD JAMES JR &	4	106,217	0	11,684	1,095.00							
2019	2019-660002092	SCHROEDER, RONALD JAMES JR &	4	101,386	0	11,152	1,062.00							
2018	2018-660002092	SCHROEDER, RONALD JAMES JR &	4	105,859	0	11,644	1,110.00							
2017	2017-660002092	SCHROEDER, RONALD JAMES JR &	4	104,530	0	11,498	1,098.00							
2016	2016-660002092	SCHROEDER, RONALD JAMES JR &	4	102,418	0	11,266	1,080.00							
2015	2015-660002092	SCHROEDER, RONALD JAMES JR &	4	100,554	0	11,061	1,068.00							
2014	2014-660002092	SCHROEDER, RONALD JAMES JR &	4	103,330	0	11,366	1,039.00							
2013	2013-660002092	SCHROEDER, RONALD JAMES JR &	4	102,492	0	10,976	1,039.00							



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Lot Data	Square-Foot - NBHD 1046 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.8652	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	37,686.00 x .75 = 28,265	
Factor Value		
Adjustments	1.0000	
Lot Value	28,265	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	10% Veneer, Masonry 90% Frame, Siding, Wood
Base/Total Area	1,152 / 1,152
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,152
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	480 Attached Garage - Finished
Remodel	
Year/Eff Age	1972 / 41

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	142,198	123.44	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	157,130		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	91.36	Total Misc Impr	+	8,459			
Roofing Adj	+ 4.07	Garage Cost	+	14,146			
Subfloor Adj	+ 0.00	Total RCN	=	153,772			
Heat/Cool Adj	+ 10.30	Depreciation (51%)	-	78,424			
Plumbing Adj	+ 8.13	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	75,348			
Adj Base Cost	= 113.86	Lot Value	+	28,265			
Total Area	x 1,152	Indicated Value	=	103,613			
Adjusted Cost	= 131,167	Value Per SqFt		89.94			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	75,348		
Lot Value	28,265		
Indicated Value	103,613	89.94	Per SqFt
Agland Value			
Site Improvements	23,325		
Total Value	126,938	110.19	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	5695	16x8		128	20.89		2,674
PATO	SLAB PORCH - OPEN	5696	12x10		120	10.07		1,208



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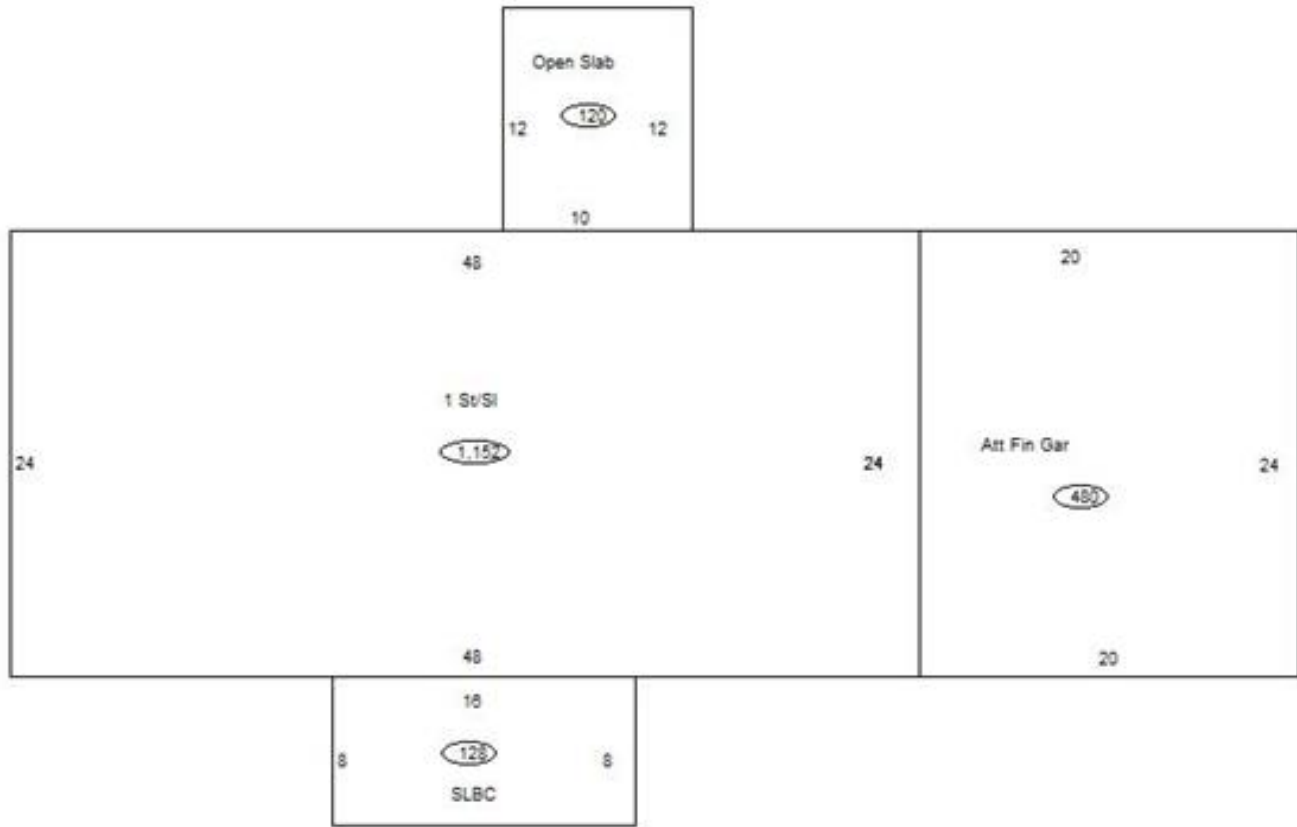
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Sketch Image

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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	1,152	1.000	1,152
2	G	5		10	Att Fin Gar	480	1.000	480
3	M	PRCH		10	SLBC	128	1.000	128
4	M	PATO		10	Open Slab	120	1.000	120
Total Building Area						1,152		1,152



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
SHDS	Shed - Small	18x12x6	Plank	Composition Shingle	216	
Qual	3	Cond 2	Year 2023	Eff Age 3		
Valuation Summary		Modifier Total	RCN	Depr (14% Phys/ % Func)	RCNLD	
Base Cost (23.80 x 216)		5,141	5,141	720	4,421	
BNGP	Barn - General Purpose	18x18x8	Dirt	Formed Metal	324	
Qual	3	Cond 3	Year 1998	Eff Age 21		
Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD	
Base Cost (21.99 x 324)		7,125	7,125	3,563	3,562	
UTIL	Utility Building	40x30x10	Dirt	Composition Shingle	1,200	
Qual	2	Cond 3	Year 1998	Eff Age 21		
Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD	
Base Cost (23.92 x 1,200)		28,704	28,704	14,352	14,352	
CPAT	Carport - Attached	17x20x12	Dirt	Formed Metal	340	
Qual	3	Cond 3	Year 1998	Eff Age 21		
Valuation Summary		Modifier Total	RCN	Depr (71% Phys/ % Func)	RCNLD	
Base Cost (6.72 x 340)		2,285	2,285	1,622	663	
LNTO	Lean To - Attached	18x4x8	Dirt	Composition Shingle	72	
Qual	2	Cond 2	Year 1998	Eff Age 28		
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
Base Cost (8.79 x 72)		633	633	506	127	
SHIP	Shipping/Storage Container	8x20x0			160	
Qual	3	Cond 3	Year 0	Eff Age 1520		
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
Base Cost (6.25 x 160)		1,000	1,000	800	200	
CKCP	Chicken Coop	0x0x0			200	
Qual	3	Cond 3	Year 0	Eff Age 0		
Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
Base Cost (6.59 x)						