



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 660002094 Parcel ID 000000-00-0-00621-005-0008 Cadastral ID 03-20-15-05240 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 310357 FAAS, DOUGLAS G & JOAN M TRUSTEES 25656 S 4110 RD CLAREMORE OK 74019-0000 Parcel Location Situs 25656 S 4110 RD Subdivision PORT ESTATES ONE Lot/Block 0008 / 0005 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>														
Legal Description Lat/Long: 36.23942350 -95.69109255																			
LOT 8 BLOCK 5 PORT ESTATES ONE					Building Permits <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>6081</td> <td></td> <td>01/2000</td> <td>02/2001</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	6081		01/2000	02/2001	
Number	Description	Opened	Closed	Amount															
6081		01/2000	02/2001																
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	2666/739	FAAS, DOUGLAS G	10/11/2017	0	4										
					2542/839	FAAS, DOUGLAS G & JOAN MARY	04/18/2016	0	4										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax										
Remove Cap	0		Land Value 29,387	24,362	11%	2,680	Assessed	9,836	1,024.24										
Year Frozen	2019		Improvements 78,471	65,053		7,156	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-87.00										
TIF Project ID	0		Total Value 107,858	89,415		9,836	Total Taxable	8,836	937.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660002094	FAAS, DOUGLAS G &			4	151,706	1000	8,835	937.00										
2024	2024-660002094	FAAS, DOUGLAS G &			4	160,123	1000	8,836	857.00										
2023	2023-660002094	FAAS, DOUGLAS G &			4	125,293	1000	8,835	844.00										
2022	2022-660002094	FAAS, DOUGLAS G &			4	127,132	1000	8,835	859.00										
2021	2021-660002094	FAAS, DOUGLAS G &			4	131,658	1000	8,836	837.00										
2020	2020-660002094	FAAS, DOUGLAS G &			4	129,521	1000	8,836	839.00										
2019	2019-660002094	FAAS, DOUGLAS G &			4	125,803	1000	8,835	852.00										
2018	2018-660002094	FAAS, DOUGLAS G &			4	130,052	1000	8,550	825.00										
2017	2017-660002094	FAAS, DOUGLAS G			4	128,715	1000	8,271	801.00										
2016	2016-660002094	FAAS, DOUGLAS G			4	125,698	0	9,001	863.00										
2015	2015-660002094	FAAS, DOUGLAS G & JOAN MARY			4	122,682	0	8,573	828.00										
2014	2014-660002094	FAAS, DOUGLAS G & JOAN MARY			4	125,340	0	8,572	783.00										
2013	2013-660002094	FAAS, DOUGLAS G & JOAN MARY			4	120,689	1000	7,573	727.00										



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Lot Data		Square-Foot - NBHD 1046 #1		Primary Image	
Lot Size					
Lot Count					
Units Buildable	10000				
Non-Ag Acres	0.8995				
Topography					
Street Access					
Utilities					
Amenities		0			
		0			
Method	Square-Foot				
Base Lot Value	39,182.00 x .75 = 29,387				
Factor Value					
Adjustments	1.0000				
Lot Value	29,387				

Residential Data	
Type	1 Single Family Residence
Condition	1 - Low
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Vinyl
Base/Total Area	1,383 / 1,845
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,383
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Finished
Remodel	
Year/Eff Age	1977 / 69

\\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	176,433	95.63	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	177,740		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	87.50	Total Misc Impr	+ 1,969				
Roofing Adj	+ 3.46	Garage Cost	+ 15,646				
Subfloor Adj	+ -0.91	Total RCN	= 218,997				
Heat/Cool Adj	+ 11.47	Depreciation (72%)	- 157,678				
Plumbing Adj	+ 7.63	Lump Sums	+ 17,152				
Basement Adj	+ 0.00	RCNLD	= 78,471				
Adj Base Cost	= 109.15	Lot Value	+ 29,387				
Total Area	x 1,845	Indicated Value	= 107,858				
Adjusted Cost	= 201,382	Value Per SqFt	58.46				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	78,471		
Lot Value	29,387		
Indicated Value	107,858	58.46	Per SqFt
Agland Value			
Site Improvements			
Total Value	107,858	58.46	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	5705	82		82	24.01		1,969
GRDT	Garage - Detached	178768	30x26		780	21.99		17,152



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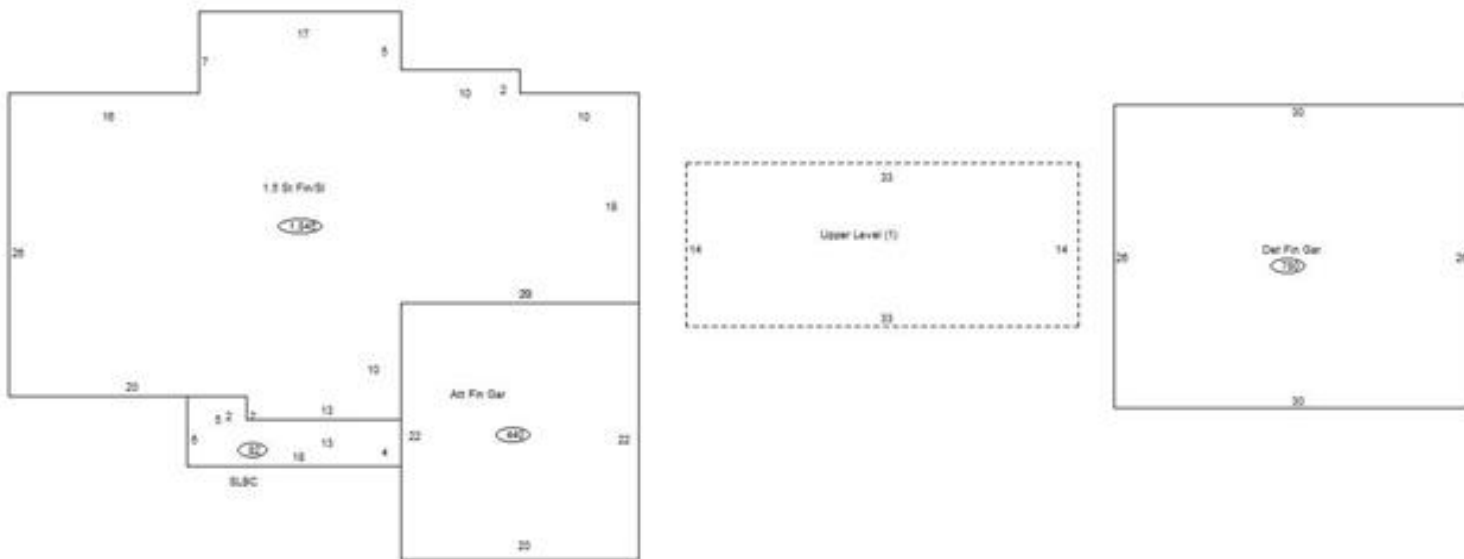
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Sketch Image

660002094



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/Sl	1,383	1.334	1,845
2	G	5		10	Att Fin Gar	440	1.000	440
3	M	PRCH		10	SLBC	82	1.000	82
4	U	^UL		10	Upper Level (1)	462	1.000	462
5	G	6		10	Det Fin Gar	780	1.000	780
Total Building Area						1,383		1,845