



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 660002096 Parcel ID 000000-00-0-00621-005-0010 Cadastral ID 03-20-15-05260 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 327792 POTTER, EMILY CHRISTINE 25722 S 4110 RD CLAREMORE OK 74019-0000 Parcel Location Situs 25722 S 4110 RD Subdivision PORT ESTATES ONE Lot/Block 0010 / 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\C\Users\rln\Pictures\2017-04-25 04-25-17\04-25-17 081.J 4/26/2017</p>																																																																																																																				
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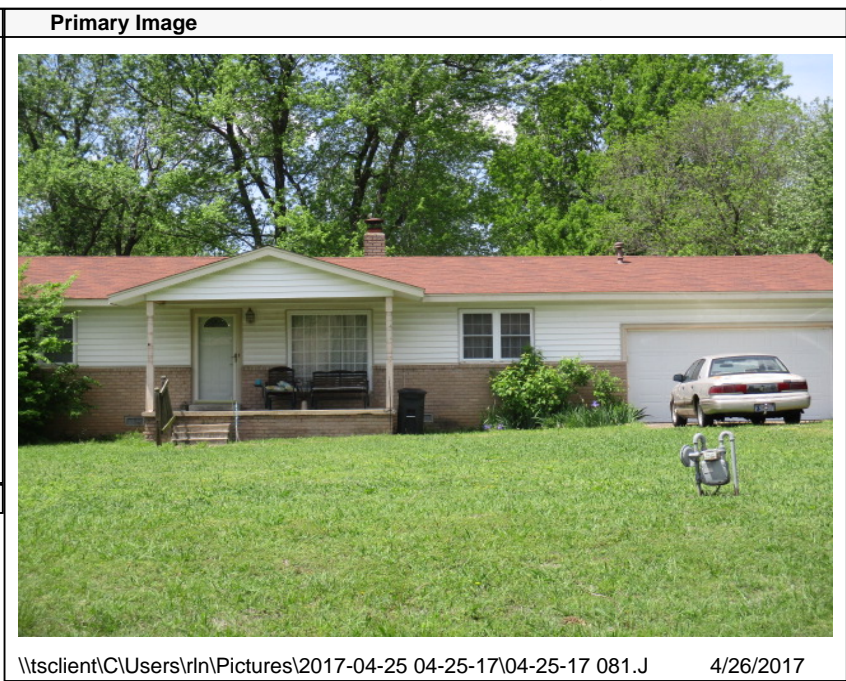
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Lot Data		Square-Foot - NBHD 1046 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.8955		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	39,008.00 x .75 = 29,256		
Factor Value			
Adjustments	1.0000		
Lot Value	29,256		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	10% Veneer, Masonry 90% Frame, Siding, Vinyl
Base/Total Area	1,080 / 1,080
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,080
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	504 Attached Garage - Finished
Remodel	
Year/Eff Age	1977 / 37

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	136,656 126.53 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	31,060 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	88,741
Lot Value	29,256
Indicated Value	117,997 109.26 Per SqFt
Agland Value	
Site Improvements	1,433
Total Value	119,430 110.58 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	100.50	Total Misc Impr	+ 8,334
Roofing Adj	+ 4.63	Garage Cost	+ 17,307
Subfloor Adj	+ -1.21	Total RCN	= 164,335
Heat/Cool Adj	+ 11.47	Depreciation (46%)	- 75,594
Plumbing Adj	+ 13.03	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 88,741
Adj Base Cost	= 128.42	Lot Value	+ 29,256
Total Area	x 1,080	Indicated Value	= 117,997
Adjusted Cost	= 138,694	Value Per SqFt	109.26

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	5713	17x8		136	23.81		3,238



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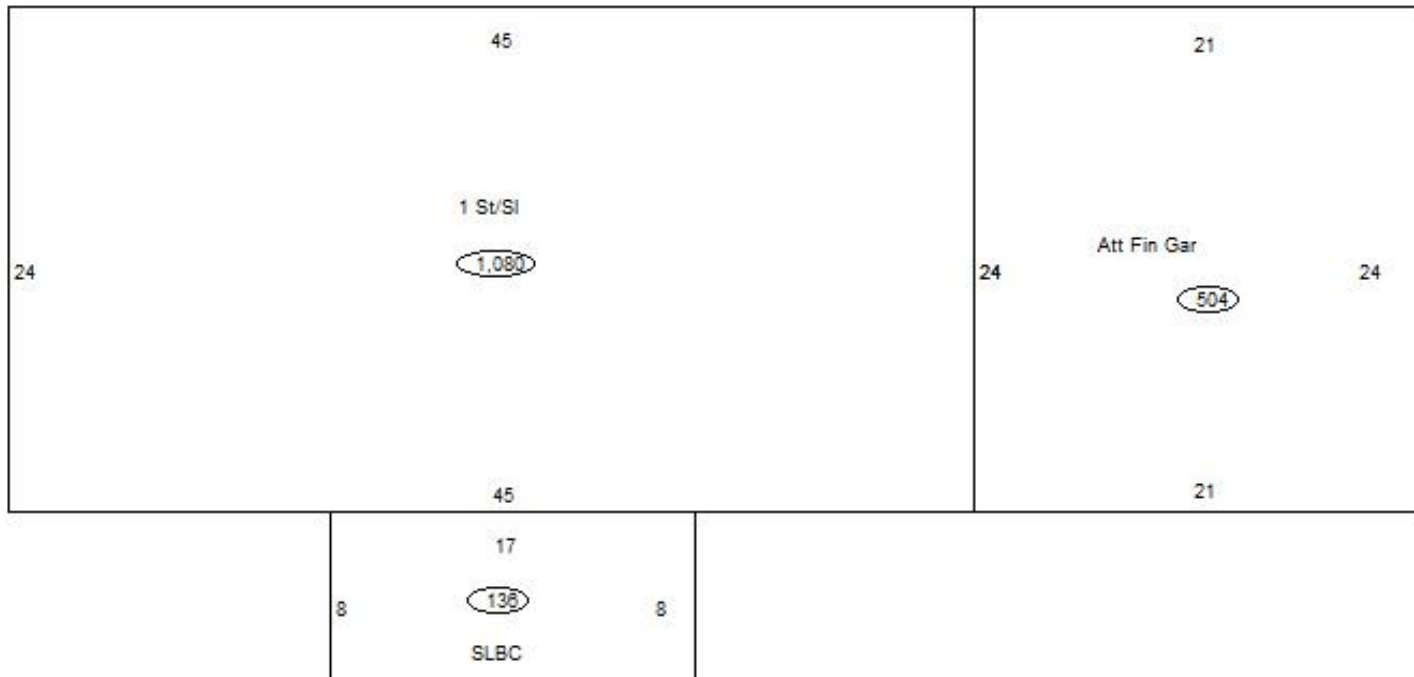
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Sketch Image

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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	1,080	1.000	1,080
2	G	5		10	Att Fin Gar	504	1.000	504
3	M	PRCH		10	SLBC	136	1.000	136
Total Building Area						1,080		1,080



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x10x8	Plank	Formed Metal	120
	Qual	3	Cond	3	Year	2003
				Eff Age	17	

Valuation Summary	Modifier Total	RCN	Depr (54% Phys/ % Func)	RCNLD
Base Cost (25.97 x 120)	3,116		3,116	1,683
				1,433