




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 01:54:59
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Assessment Data					Primary Image																																																																																																																				
Account 660002097 Parcel ID 000000-00-0-00621-005-0003 Cadastral ID 03-20-15-05270 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 343974 RIDDLE, MICHELLE L 25774 S 4110 RD CLAREMORE OK 74019-0000 Parcel Location Situs 25774 S 4110 RD Subdivision PORT ESTATES ONE Lot/Block 0003 / 0005 Parcel Size .5 - 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	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.9964		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	43,401.00 x .75 = 32,551		
Factor Value			
Adjustments	1.0000		
Lot Value	32,551		



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

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	85% Veneer, Stone 15% Frame, Siding, Wood
Base/Total Area	1,296 / 1,296
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,296
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	420 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	125,969 97.20 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	4
Indicated Value	134,820 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	92,258
Lot Value	32,551
Indicated Value	124,809 96.30 Per SqFt
Agland Value	
Site Improvements	904
Total Value	125,713 97.00 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	99.15	Total Misc Impr	+	9,308
Roofing Adj	+ 3.92	Garage Cost	+	12,890
Subfloor Adj	+ 0.00	Total RCN	=	177,420
Heat/Cool Adj	+ 10.30	Depreciation (48%)	-	85,162
Plumbing Adj	+ 6.40	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	92,258
Adj Base Cost	= 119.77	Lot Value	+	32,551
Total Area	x 1,296	Indicated Value	=	124,809
Adjusted Cost	= 155,222	Value Per SqFt		96.30

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	5716	20x5		100	20.98		2,098
PRCH	SLAB PORCH - COVERED	5717	14x9		126	20.90		2,633



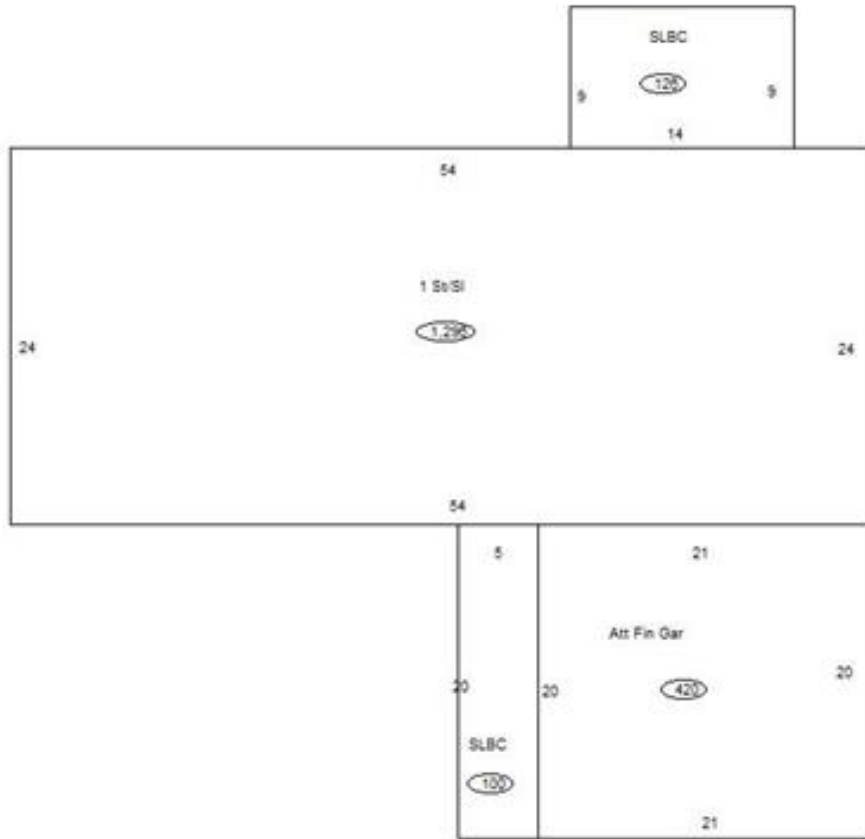
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Sketch Image

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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	1,296	1.000	1,296
2	G	5		10	Att Fin Gar	420	1.000	420
3	M	PRCH		10	SLBC	100	1.000	100
4	M	PRCH		10	SLBC	126	1.000	126
Total Building Area						1,296		1,296



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	16x8x8	Concrete	Formed Metal	128
	Qual 2	Cond 2	Year 2003	Eff Age 23		

Valuation Summary	Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
Base Cost (20.17 x 128)	2,582		2,582	904