




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 660002101 Parcel ID 000000-00-0-00621-006-0002 Cadastral ID 03-20-15-05310 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 263313 WRIGHT, LINDA L 25606 S 4110 RD CLAREMORE OK 74019-0000 Parcel Location Situs 25606 S 4110 RD Subdivision PORT ESTATES ONE Lot/Block 0002 / 0006 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\2021-11-02\IMG_00: 11/2/2021</p>														
Legal Description Lat/Long: 36.24019193 -95.69127957																			
E 300' LOT 2 BLOCK 6 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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					1026/743	MARTIN, JINKS JR	05/24/1996	87,500	Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax										
Remove Cap	0	Land Value	35,961	32,987	11%	3,629	Assessed	17,010	1,771.28										
Year Frozen	0	Improvements	121,649	121,649		13,381	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00										
TIF Project ID	0	Total Value	157,610	154,636		17,010	Total Taxable	17,010	1,771.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660002101	WRIGHT, LINDA L			4	152,836	0	16,200	1,687.00										
2024	2024-660002101	WRIGHT, LINDA L			4	160,473	0	15,429	1,479.00										
2023	2023-660002101	WRIGHT, LINDA L			4	133,581	0	14,694	1,387.00										
2022	2022-660002101	WRIGHT, LINDA L			4	135,604	0	14,916	1,434.00										
2021	2021-660002101	WRIGHT, LINDA L			4	145,760	0	16,034	1,500.00										
2020	2020-660002101	WRIGHT, LINDA L			4	145,010	0	15,919	1,493.00										
2019	2019-660002101	WRIGHT, LINDA L			4	137,828	0	15,161	1,444.00										
2018	2018-660002101	WRIGHT, LINDA L			4	142,104	0	15,631	1,490.00										
2017	2017-660002101	WRIGHT, LINDA L			4	140,915	0	15,501	1,481.00										
2016	2016-660002101	WRIGHT, LINDA L			4	137,267	0	15,099	1,447.00										
2015	2015-660002101	WRIGHT, LINDA L			4	132,944	0	14,624	1,413.00										
2014	2014-660002101	WRIGHT, LINDA L			4	135,450	0	14,372	1,313.00										
2013	2013-660002101	WRIGHT, LINDA L			4	129,444	0	13,688	1,296.00										



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Lot Data	Square-Foot - NBHD 1046 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.2158	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	52,962.00 x .68 = 35,961	
Factor Value		
Adjustments	1.0000	
Lot Value	35,961	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	80% Veneer, Stone 20% Frame, Siding, Wood
Base/Total Area	1,508 / 1,508
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,508
Fixture/RghIn	11 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Finished
Remodel	
Year/Eff Age	1978 / 36



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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	157,996	104.77	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	146,620		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	120,337		
Lot Value	35,961		
Indicated Value	156,298	103.65	Per SqFt
Agland Value			
Site Improvements	1,312		
Total Value	157,610	104.52	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.42	Total Misc Impr	+	12,612			
Roofing Adj	+ 4.21	Garage Cost	+	15,646			
Subfloor Adj	+ -1.09	Total RCN	=	218,794			
Heat/Cool Adj	+ 11.47	Depreciation (45%)	-	98,457			
Plumbing Adj	+ 9.34	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	120,337			
Adj Base Cost	= 126.35	Lot Value	+	35,961			
Total Area	x 1,508	Indicated Value	=	156,298			
Adjusted Cost	= 190,536	Value Per SqFt		103.65			

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	5720	20x6		120	23.88		2,866
PRCH	SLAB PORCH - COVERED	5721	15x10		150	23.76		3,564
PATO	SLAB PORCH - OPEN	5722	10x10		100	10.86		1,086



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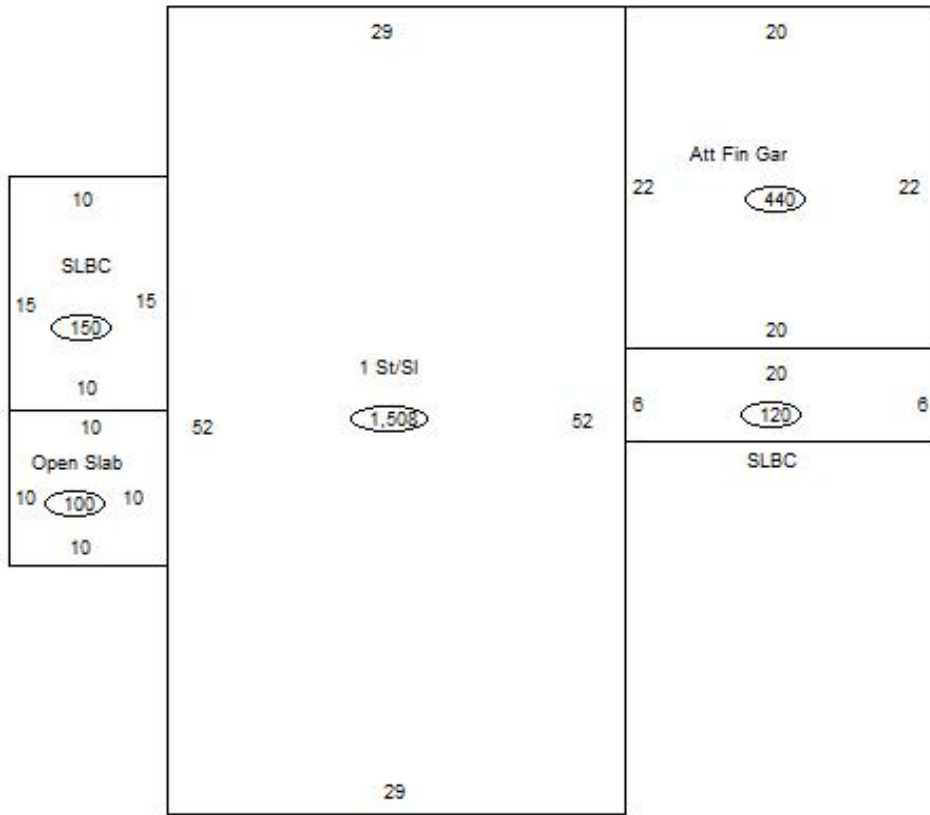
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,508	1.000	1,508
2	G	5		13	Att Fin Gar	440	1.000	440
3	M	PRCH		13	SLBC	120	1.000	120
4	M	PRCH		13	SLBC	150	1.000	150
5	M	PATO		13	Open Slab	100	1.000	100
Total Building Area						1,508		1,508



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x10x8	Plank	Composition Shingle	100
	Qual	2	Cond 2	Year 2000	Eff Age 26	

Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD
Base Cost (22.03 x 100)	2,203		2,203	1,542	661

	SHDS	Shed - Small	12x8x8	Plank	Formed Metal	96
	Qual	2	Cond 2	Year 2000	Eff Age 26	

Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD
Base Cost (22.60 x 96)	2,170		2,170	1,519	651