




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 03:31:06  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660004832 <b>Parcel ID</b> 20N16E-06-3-00000-000-0000 <b>Cadastral ID</b> 06-20-16-00500 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 3 <b>Tax Area</b> 4 - VERDIGRIS/VERD FIRE <b>Name ID</b> 258611 LIMAS, VICKI J REVOCABLE LIVING TRUST  25515 S 4130 RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 25515 S 4130 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 10.33 - Acres <b>Sec/Twn/Rng</b> 6 / 20 / 16 / 3 <b>Neighborhood</b> 2016 - UNPLATTED LAND <b>School District</b> S008 - VERDIGRIS SCHOOLS					 <p>\\tsclient\C\PICS\2017-08-29\IMG_0022.JPG 8/30/2017</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.24131952 -95.65378156 NW/4 GOV'T LOT 6, LESS CITY OF TULSA WATER LINE																																																																																																																									
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Date 04/17/2026  
 Time 03:31:06  
 Page 2

Lot Data	Square-Foot - UNPLATTED LAND (ACRES)	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> <b>Non-Ag Acres</b> <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY  <b>Method</b> Square-Foot <b>Base Lot Value</b> <b>Factor Value</b> <b>Adjustments</b> <b>Lot Value</b>		 <p>\\tsclient\C\PICS\2017-08-29\IMG_0022.JPG 8/30/2017</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	100% Frame, Siding, Wood
<b>Base/Total Area</b>	1,367 / 1,767
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	10 /
<b>Bed/F/H Bath</b>	3 / 2.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	
<b>Year/Eff Age</b>	1993 / 25

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression	
<b>MRA Code</b>	
<b>Adjusted R</b>	
<b>Indicated Value</b>	

Direct Comparables	
<b>Selection Model</b>	1 Res
<b>Adjustment Model</b>	A2 AO Test
<b>Comparables</b>	
<b>Indicated Value</b>	

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	80.14	<b>Total Misc Impr</b>	+ 22,143				
<b>Roofing Adj</b>	+ 3.21	<b>Garage Cost</b>	+ 0				
<b>Subfloor Adj</b>	+ 1.88	<b>Total RCN</b>	= 202,501				
<b>Heat/Cool Adj</b>	+ 10.30	<b>Depreciation ( 37%)</b>	- 74,925				
<b>Plumbing Adj</b>	+ 6.54	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 127,576				
<b>Adj Base Cost</b>	= 102.07	<b>Lot Value</b>	+ 0				
<b>Total Area</b>	x 1,767	<b>Indicated Value</b>	= 127,576				
<b>Adjusted Cost</b>	= 180,358	<b>Value Per SqFt</b>	72.20				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	127,576		
<b>Lot Value</b>			
<b>Indicated Value</b>	127,576	72.20	Per SqFt
<b>Agland Value</b>	1,861		
<b>Site Improvements</b>	49,527		
<b>Total Value</b>	178,964	101.28	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
EPSW	ENCLOSED PORCH - SOLID WALL	122615	16x14		224	54.14		12,127
PRCH	SLAB PORCH - COVERED	122616	15x7		105	20.97		2,202
PATO	Patio - Open	184235	422		422	7.67		3,237



# Rogers

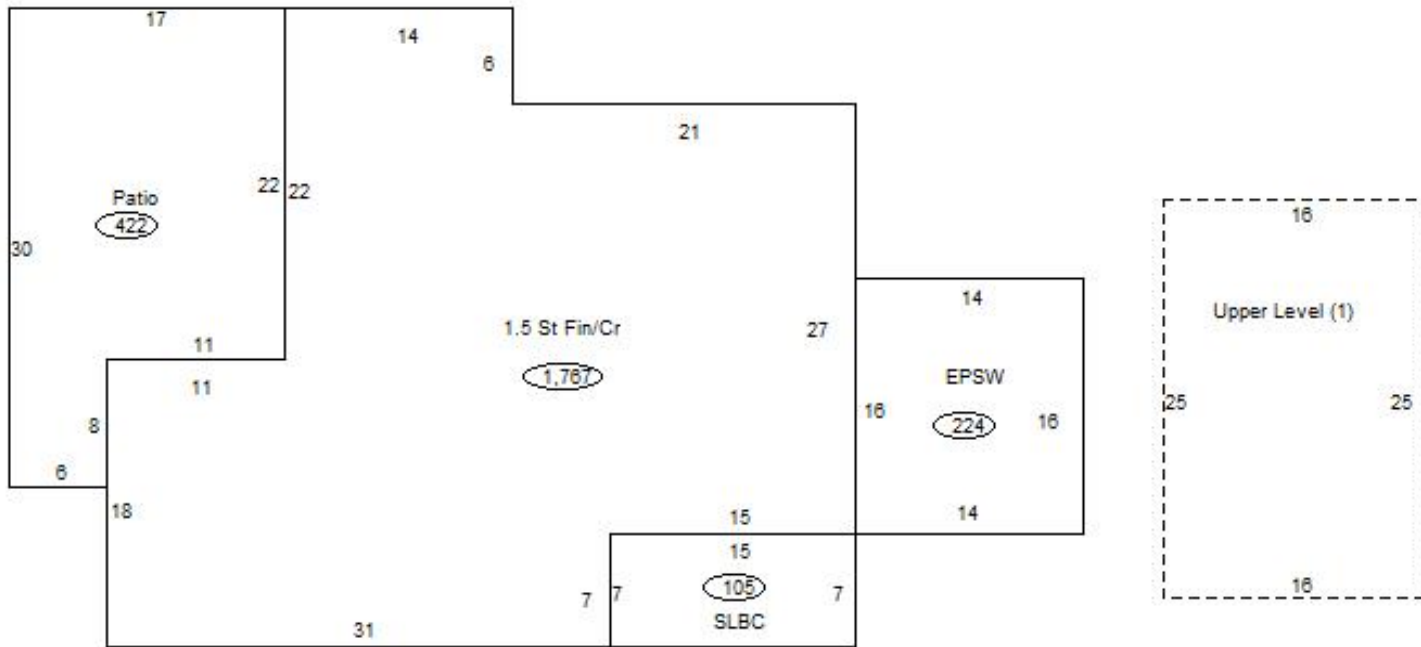
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Date 04/17/2026  
 Time 03:31:06  
 Page 3

### Sketch Image

660004832



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	1,367	1.293	1,767
2	M	EPSW		13	EPSW	224	1.000	224
3	M	PRCH		13	SLBC	105	1.000	105
4	U	^UL		13	Upper Level (1)	400	1.000	400
5	M	PATO		13	Patio	422	1.000	422
<b>Total Building Area</b>						<b>1,367</b>		<b>1,767</b>



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Date 04/17/2026  
 Time 03:31:06  
 Page 4

660004832

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LOAF	Loafing Shed	11x22x8	Dirt	Formed Metal	242
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2016	<b>Eff Age</b> 8		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (37% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (7.12 x 242)		1,723		1,723	638	1,085
	LOAF	Loafing Shed	20x20x8	Dirt	Formed Metal	400
<b>Qual</b>	4	<b>Cond</b> 3	<b>Year</b> 2011	<b>Eff Age</b> 11		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (44% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (8.92 x 400)		3,568		3,568	1,570	1,998
	LOAF	Loafing Shed	12x24x8	Dirt	Formed Metal	288
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2010	<b>Eff Age</b> 12		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (46% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (7.12 x 288)		2,051		2,051	943	1,108
	BNGP	Barn - General Purpose	30x40x10	Concrete	Formed Metal	1,200
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2010	<b>Eff Age</b> 12		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (26.95 x 1,200)		32,340		32,340	8,085	24,255
	LNT0	Lean To - Attached	12x40x10	Dirt	Formed Metal	480
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2010	<b>Eff Age</b> 12		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (52% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (8.62 x 480)		4,138		4,138	2,152	1,986
	LNT0	Lean To - Attached	12x40x10	Dirt	Formed Metal	480
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2010	<b>Eff Age</b> 12		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (52% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (8.62 x 480)		4,138		4,138	2,152	1,986
	HAYS	Hay Shed Open Sides	30x20x10	Dirt	Formed Metal	600
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2010	<b>Eff Age</b> 12		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (41% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (9.45 x 600)		5,670		5,670	2,325	3,345



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Time 03:31:06  
Page 5

660004832

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	20x30x10	Concrete	Formed Metal	600
	Qual 3	Cond 3	Year 2009	Eff Age 13		

Valuation Summary	Modifier Total	RCN	Depr (28% Phys/ % Func)	RCNLD
Base Cost (31.86 x 600)	19,116	19,116	5,352	13,764



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Date 04/17/2026  
Time 03:31:06  
Page 6

### Agland Inventory

660004832

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CHB	CHOTEAU SILT LOAM 1-3% SL	IMP PST	80			1.750	224	224	392	392
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			5.700	168	168	958	958
DNC	DENNIS SILT LOAM 3-5% SLO	IMP PST	69			2.550	193	193	493	493
HC	HECTOR STONY SANDY LOAM	IMP PST	20			.330	56	56	18	18
<b>IMP PST Totals</b>						10.330			1,861	1,861
<b>Total Agland</b>						10.330			1,861	1,861