




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 16:36:47
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660004842 Parcel ID 20N16E-06-2-00000-000-0000 Cadastral ID 06-20-16-01400 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 178684 WOOD, RONALD RAY & G GAYLE TRUSTEES 25447 S 4130 RD CLAREMORE OK 74019-0000 Parcel Location Situs 25447 S 4130 RD Subdivision Lot/Block / Parcel Size .46 - Acres Sec/Twn/Rng 6 / 20 / 16 / 2 Neighborhood 2016 - UNPLATTED LAND School District S008 - VERDIGRIS SCHOOLS					 <p>D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-10-12\IM\ 10/12/2021</p>																																																																																																																				
Legal Description Lat/Long: 36.24293730 -95.65451560 S 95', N 293', S 510', W 210' GOV'T LOT 5																																																																																																																									
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Date 04/17/2026
 Time 16:36:47
 Page 2

Lot Data	Square-Foot - UNPLATTED LAND (ACRES)	Primary Image
Lot Size		
Lot Count		
Units Buildable	2764	
Non-Ag Acres	0.5104	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	22,234.00 x .57 = 12,673	
Factor Value		
Adjustments	1.0000	
Lot Value	12,673	

Residential Data	
Type	1 Single Family Residence
Condition	4.5 - Good
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,548 / 1,548
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,548
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	240 Attached Garage - Finished 1 Stalls
Remodel	
Year/Eff Age	1964 / 33

D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-10-12\IM 10/12/2021

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	151,389	97.80	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	110.69	Total Misc Impr	+	21,732	
Roofing Adj	+ 4.83	Garage Cost	+	12,034	
Subfloor Adj	+ -2.31	Total RCN	=	234,743	
Heat/Cool Adj	+ 12.64	Depreciation (41%)	-	96,245	
Plumbing Adj	+ 3.98	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	138,498	
Adj Base Cost	= 129.83	Lot Value	+	12,673	
Total Area	x 1,548	Indicated Value	=	151,171	
Adjusted Cost	= 200,977	Value Per SqFt		97.66	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	138,498		
Lot Value	12,673		
Indicated Value	151,171	97.66	Per SqFt
Agland Value			
Site Improvements	3,313		
Total Value	154,484	99.80	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	12195	7x5		35	26.82		939
EPSW	ENCLOSED PORCH - SOLID WALL	12196	22x10		220	68.99		15,178



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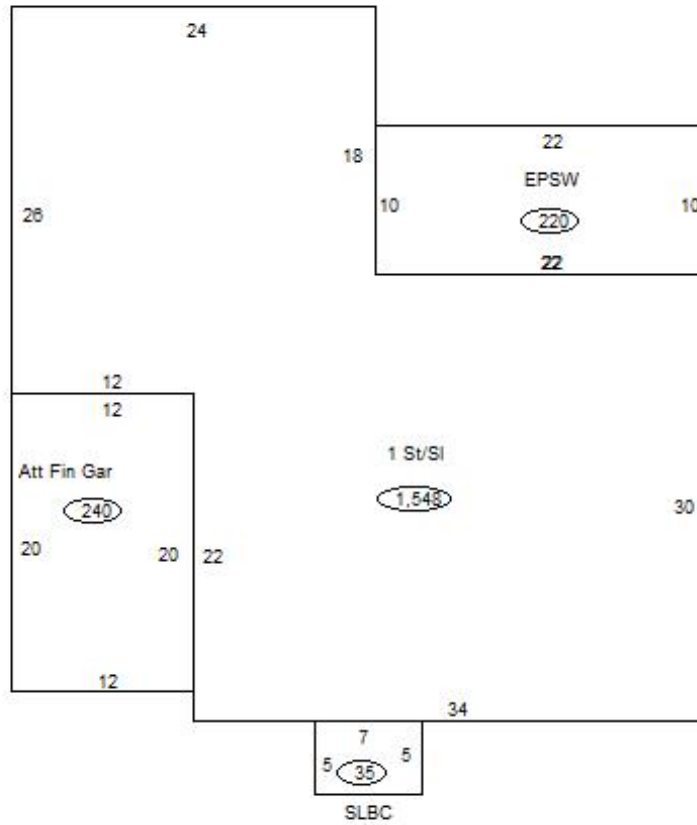
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 Time 16:36:47
 Page 3

Sketch Image

660004842



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,548	1.000	1,548
2	G	5	Slab	13	Att Fin Gar	240	1.000	240
3	M	PRCH		13	SLBC	35	1.000	35
4	M	EPSW		13	EPSW	220	1.000	220
Total Building Area						1,548		1,548



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 Time 16:36:47
 Page 4

660004842

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable	12x20x8	Gravel	Formed Metal	240
Qual	3	Cond 3	Year 2010	Eff Age 12		
Valuation Summary		Modifier Total	RCN	Depr (53% Phys/ % Func)		RCNLD
Base Cost (4.38 x 240)		1,051		1,051	557	494
SHDS	Shed - Small		8x16x8	Plank	Formed Metal	128
Qual	3	Cond 3	Year 2010	Eff Age 12		
Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)		RCNLD
Base Cost (26.61 x 128)		3,406		3,406	1,567	1,839
SHDS	Shed - Small		6x8x5	Plank	Formed Metal	48
Qual	3	Cond 3	Year 2010	Eff Age 12		
Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)		RCNLD
Base Cost (37.81 x 48)		1,815		1,815	835	980