



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:31:11
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Assessment Data					Primary Image																																																																																																																				
Account 660004843 Parcel ID 20N16E-06-2-00000-000-0000 Cadastral ID 06-20-16-01500 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 178694 WATSON, BETTY NETHERCUT & KEN PO BOX 1044 CLAREMORE OK 74018-0000 Parcel Location Situs 25405 S 4130 RD Subdivision Lot/Block / Parcel Size .49 - Acres Sec/Twn/Rng 6 / 20 / 16 / 2 Neighborhood 2016 - UNPLATTED LAND School District S008 - VERDIGRIS SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.24352161 -95.65452062																																																																																																																									
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Lot Data	Square-Foot - UNPLATTED LAND (ACRES)	Primary Image
Lot Size		
Lot Count		
Units Buildable	2936	
Non-Ag Acres	0.667	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	29,056.00 x .57 = 16,562	
Factor Value		
Adjustments	1.0000	
Lot Value	16,562	

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,731 / 1,731
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,731
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	253 Attached Garage - Finished 1 Stalls
Remodel	
Year/Eff Age	1957 / 41

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	159,647	92.23	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	110.82	Total Misc Impr	+	8,748	
Roofing Adj	+ 4.84	Garage Cost	+	12,425	
Subfloor Adj	+ -2.31	Total RCN	=	245,407	
Heat/Cool Adj	+ 12.64	Depreciation (47%)	-	115,341	
Plumbing Adj	+ 3.55	Lump Sums	+	12,875	
Basement Adj	+ 0.00	RCNLD	=	142,941	
Adj Base Cost	= 129.54	Lot Value	+	16,562	
Total Area	x 1,731	Indicated Value	=	159,503	
Adjusted Cost	= 224,234	Value Per SqFt		92.15	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	142,941		
Lot Value	16,562		
Indicated Value	159,503	92.15	Per SqFt
Agland Value			
Site Improvements	2,509		
Total Value	162,012	93.59	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	12199	8x4		32	26.83		859
PATO	SLAB PORCH - OPEN	12200	16x14		224	10.15		2,274
GRDT	Garage - Detached	187985	26x16		416	30.95		12,875



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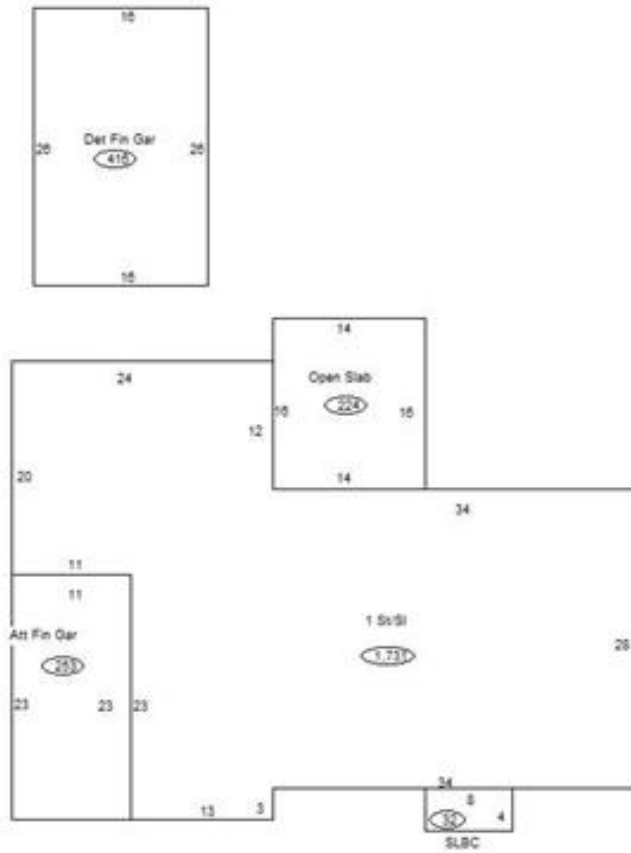
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Sketch Image

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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	1,731	1.000	1,731
2	G	5	Slab	13	Att Fin Gar	253	1.000	253
3	M	PRCH		13	SLBC	32	1.000	32
4	M	PATO		13	Open Slab	224	1.000	224
5	G	6		13	Det Fin Gar	416	1.000	416
Total Building Area						1,731		1,731



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			448
	Qual 2	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD	
Base Cost (16.00 x 448)		7,168	7,168	4,659	2,509	