




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 660004844 Parcel ID 20N16E-06-2-00000-000-0000 Cadastral ID 06-20-16-01600 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 305091 CONNER, JUSTIN T 25433 S 4130 RD CLAREMORE OK 74019-0000 Parcel Location Situs 25433 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: 36.24321308 -95.65453590 S 96', N 198', S 510', W 210' GOV'T LOT 5																																																																																																																									
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Lot Data	Square-Foot - UNPLATTED LAND (ACRES)	Primary Image
Lot Size		
Lot Count		
Units Buildable	2764	
Non-Ag Acres	0.5149	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	22,429.00 x .57 = 12,785	
Factor Value		
Adjustments	1.0000	
Lot Value	12,785	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Vinyl
Base/Total Area	1,272 / 1,272
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,272
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1980 / 32

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	107,217	84.29	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	109.93	Total Misc Impr	+	9,332	
Roofing Adj	+ 4.68	Garage Cost	+		
Subfloor Adj	+ -1.21	Total RCN	=	173,751	
Heat/Cool Adj	+ 11.47	Depreciation (42%)	-	72,975	
Plumbing Adj	+ 4.39	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	100,776	
Adj Base Cost	= 129.26	Lot Value	+	12,785	
Total Area	x 1,272	Indicated Value	=	113,561	
Adjusted Cost	= 164,419	Value Per SqFt		89.28	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	100,776		
Lot Value	12,785		
Indicated Value	113,561	89.28	Per SqFt
Agland Value			
Site Improvements	2,455		
Total Value	116,016	91.21	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	12201	16x12		192	10.05		1,930
PRCH	SLAB PORCH - COVERED	12202	23x12		276	23.32		6,436
PRCH	SLAB PORCH - COVERED	12203	8x5		40	24.14		966



Rogers

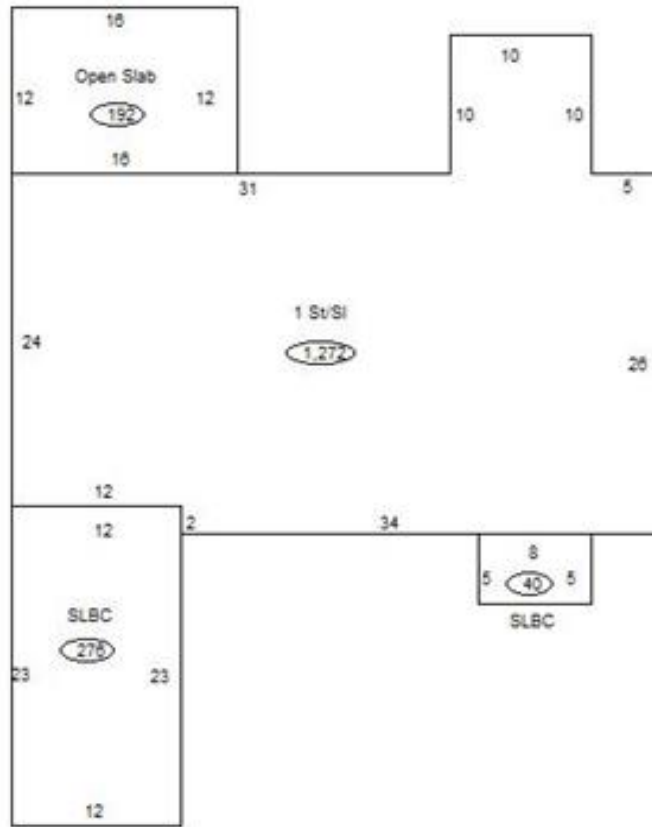
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		13	Open Slab	192	1.000	192
2	M	PRCH		13	SLBC	276	1.000	276
3	M	PRCH		13	SLBC	40	1.000	40
4	R	1	Slab	13	1 St/SI	1,272	1.000	1,272
Total Building Area						1,272		1,272



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LOAF	Loafing Shed	32x10x8	Dirt	Galvanized Metal	320
	Qual 2	Cond 1	Year 2005	Eff Age 29		

Valuation Summary		Modifier Total	RCN	Depr (75% Phys/ % Func)	RCNLD
Base Cost (6.27 x 320)	2,006		2,006	1,505	501

	SHDS	Shed - Small	10x16x8	Plank	Formed Metal	160
	Qual 3	Cond 3	Year 2005	Eff Age 16		

Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
Base Cost (25.44 x 160)	4,070		4,070	2,116	1,954