




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 03:31:13  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660004845 <b>Parcel ID</b> 20N16E-06-2-00000-000-0000 <b>Cadastral ID</b> 06-20-16-01700 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 3 <b>Tax Area</b> 4 - VERDIGRIS/VERD FIRE <b>Name ID</b> 348858 FREEMAN, JOSHUA L REVOCABLE TRUST  10535 E 156TH ST N COLLINSVILLE OK 74021-0000  <b>Parcel Location</b> <b>Situs</b> 25469 S 4130 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> .48 - Acres <b>Sec/Twn/Rng</b> 6 / 20 / 16 / 2 <b>Neighborhood</b> 2016 - UNPLATTED LAND <b>School District</b> S008 - VERDIGRIS SCHOOLS					 <p>D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-10-12\IM\ 10/12/2021</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.24269354 -95.65458804 N 100', S 217', W 210' GOV'T LOT 5																																																																																																																									
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Lot Data	Square-Foot - UNPLATTED LAND (ACRES)	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 2867 <b>Non-Ag Acres</b> 0.5048 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 21,989.00 x .57 = 12,534 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 12,534		

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

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	4 - Good
<b>Quality</b>	1 - Low
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	60% Frame, Siding, Vinyl 40% Frame, Plywood or
<b>Base/Total Area</b>	884 / 884
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Floor Furnace
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	4 /
<b>Bed/F/H Bath</b>	3 / 1.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	260 Attached Garage - Unfinished 1 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	1959 / 40

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

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	53,589	60.62	Per SqFt

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>	83.96	<b>Total Misc Impr</b>	+	723	
<b>Roofing Adj</b>	+ 4.04	<b>Garage Cost</b>	+	6,744	
<b>Subfloor Adj</b>	+ 2.49	<b>Total RCN</b>	=	93,409	
<b>Heat/Cool Adj</b>	+ 1.52	<b>Depreciation ( 50%)</b>	-	46,705	
<b>Plumbing Adj</b>	+ 5.21	<b>Lump Sums</b>	+	0	
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	46,704	
<b>Adj Base Cost</b>	= 97.22	<b>Lot Value</b>	+	12,534	
<b>Total Area</b>	x 884	<b>Indicated Value</b>	=	59,238	
<b>Adjusted Cost</b>	= 85,942	<b>Value Per SqFt</b>		67.01	

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	46,704		
<b>Lot Value</b>	12,534		
<b>Indicated Value</b>	59,238	67.01	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	59,238	67.01	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	12207	7x5		35	18.32		641
PATO	Patio - Open	184008	3x3		9	9.15		82



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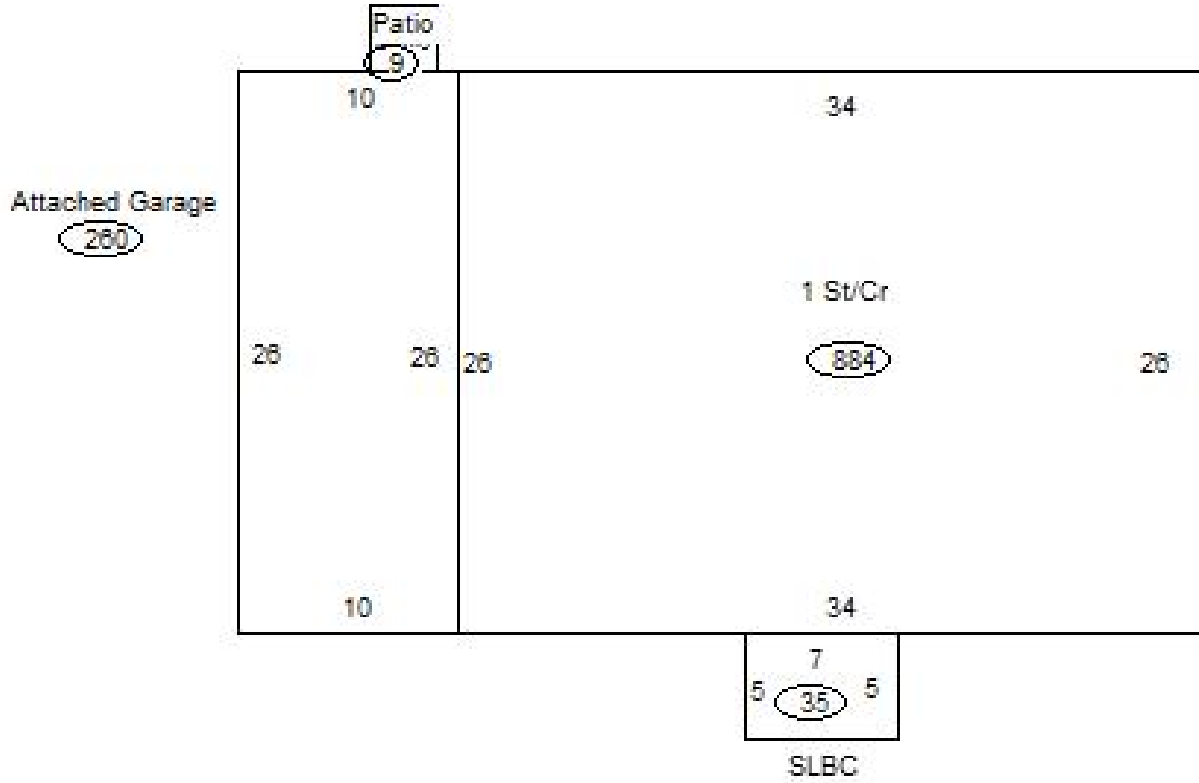
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### Sketch Image

660004845



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	884	1.000	884
2	G	1	Slab	13	Attached Garage	260	1.000	260
3	M	PRCH		13	SLBC	35	1.000	35
4	M	PATO		13	Patio	9	1.000	9
<b>Total Building Area</b>						884		884