



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 660004849 Parcel ID 20N16E-06-2-00000-000-0000 Cadastral ID 06-20-16-02300 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 264641 BALL, DELORIS G - TRUSTEE 25395 S 4130 RD UNIT D CLAREMORE OK 74019-0000 Parcel Location Situs 25395 S 4130 RD UNIT Subdivision Lot/Block / Parcel Size 9.33 - 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: 36.24520916 -95.65184000 TR IN N2 SW NW BEG; 407.45' E NW/C SD N2 SW NW, S 285.79' E 162', S 157', E 164.14' S TO N/L WATER/L, NELY ALG W/L 50', N 75', NELY PARALLEL TO W/L 150', S 75', NELY ALG W/L TO E/L N2 SW NW, N TO NE/C, N2 SW NW W TO POB																																																																																																																									
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Lot Data	Square-Foot - UNPLATTED LAND (ACRES)	Primary Image
Lot Size		
Lot Count		
Units Buildable	23936	
Non-Ag Acres	9.3476	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	407,183.00 x .37 = 152,381	
Factor Value		
Adjustments	1.0000	
Lot Value	152,381	

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	20% Veneer, Stone 80% Frame, Siding, Vinyl
Base/Total Area	1,640 / 2,126
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1960 / 40

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	149,783	70.45	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	75.35	Total Misc Impr	+ 19,796				
Roofing Adj	+ 3.01	Garage Cost	+ 0				
Subfloor Adj	+ 1.78	Total RCN	= 217,089				
Heat/Cool Adj	+ 10.30	Depreciation (50%)	- 108,545				
Plumbing Adj	+ 2.36	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 108,544				
Adj Base Cost	= 92.80	Lot Value	+ 152,381				
Total Area	x 2,126	Indicated Value	= 260,925				
Adjusted Cost	= 197,293	Value Per SqFt	122.73				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	108,544		
Lot Value	152,381		
Indicated Value	260,925	122.73	Per SqFt
Agland Value			
Site Improvements	35,995		
Total Value	296,920	139.66	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
SHLT	STORM SHELTER	0		1	2014	0.00		
CPAT	Carport - Attached	12213	522		522	9.65		5,037
EPSW	Enclosed Porch - Solid Wall	192136	17x11		187	54.45		10,182



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
SHDS	Shed - Small		6x6x4	Plank	Composition Shingle	36
Qual	3	Cond 3	Year 2005	Eff Age 16		
Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)		RCNLD
Base Cost (36.45 x 36)		1,312		1,312	682	630
PCPT	Carport - Portable		20x20x8	Gravel	Formed Metal	400
Qual	3	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (79% Phys/ % Func)		RCNLD
Base Cost (4.38 x 400)		1,752		1,752	1,384	368
LOAF	Loafing Shed		10x12x6	Dirt	Formed Metal	120
Qual	3	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)		RCNLD
Base Cost (7.03 x 120)		844		844	498	346
SHDS	Shed - Small		20x10x8	Base		200
Qual	3	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)		RCNLD
Base Cost (24.21 x 200)		4,842		4,842	2,857	1,985
BNGP	Barn - General Purpose		50x64x10	Dirt	Formed Metal	3,200
Qual	3	Cond 5	Year 1980	Eff Age 21		
Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)		RCNLD
Base Cost (18.85 x 3,200)		60,320		60,320	30,160	30,160
LOAF	Loafing Shed		16x50x8	Dirt	Formed Metal	800
Qual	3	Cond 5.5	Year 1980	Eff Age 18		
Valuation Summary		Modifier Total	RCN	Depr (56% Phys/ % Func)		RCNLD
Base Cost (7.12 x 800)		5,696		5,696	3,190	2,506