



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 06:02:50
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Assessment Data					Primary Image																																																																																																															
Account 660004851 Parcel ID 20N16E-06-3-00000-000-0000 Cadastral ID 06-20-16-02600 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 321078 TUCKER, QUINT W & AUDRA F 25925 S 4130 RD CLAREMORE OK 74019-0000 Parcel Location Situs 25925 S 4130 RD Subdivision Lot/Block / Parcel Size 1.15 - Acres Sec/Twn/Rng 6 / 20 / 16 / 3 Neighborhood 2016 - UNPLATTED LAND School District S008 - VERDIGRIS SCHOOLS																																																																																																																				
Legal Description Lat/Long: 36.23580786 -95.65458351 W 203.15' OF S 245.7' OF N 490.22' OF S/2 GOVT LOT 7																																																																																																																				
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Lot Data	Square-Foot - UNPLATTED LAND (ACRES)	Primary Image
Lot Size		
Lot Count		
Units Buildable	15736	
Non-Ag Acres	1.1453	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	49,891.00 x .55 = 27,552	
Factor Value		
Adjustments	1.0000	
Lot Value	27,552	

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,710 / 1,710
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	480 Attached Garage - Finished
Remodel	
Year/Eff Age	1950 / 34

D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-10-15\IM 10/15/2021

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	194,696	113.86	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	95.69	Total Misc Impr	+	25,189			
Roofing Adj	+ 5.30	Garage Cost	+	19,330			
Subfloor Adj	+ 0.00	Total RCN	=	249,001			
Heat/Cool Adj	+ 12.64	Depreciation (42%)	-	104,580			
Plumbing Adj	+ 5.95	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	144,421			
Adj Base Cost	= 119.58	Lot Value	+	27,552			
Total Area	x 1,710	Indicated Value	=	171,973			
Adjusted Cost	= 204,482	Value Per SqFt		100.57			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	144,421		
Lot Value	27,552		
Indicated Value	171,973	100.57	Per SqFt
Agland Value			
Site Improvements	24,113		
Total Value	196,086	114.67	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	12215	57x8		456	25.50		11,628
PRCH	SLAB PORCH - COVERED	12216	57x8		456	25.50		11,628
PATO	SLAB PORCH - OPEN	12219	20x9		180	10.74		1,933



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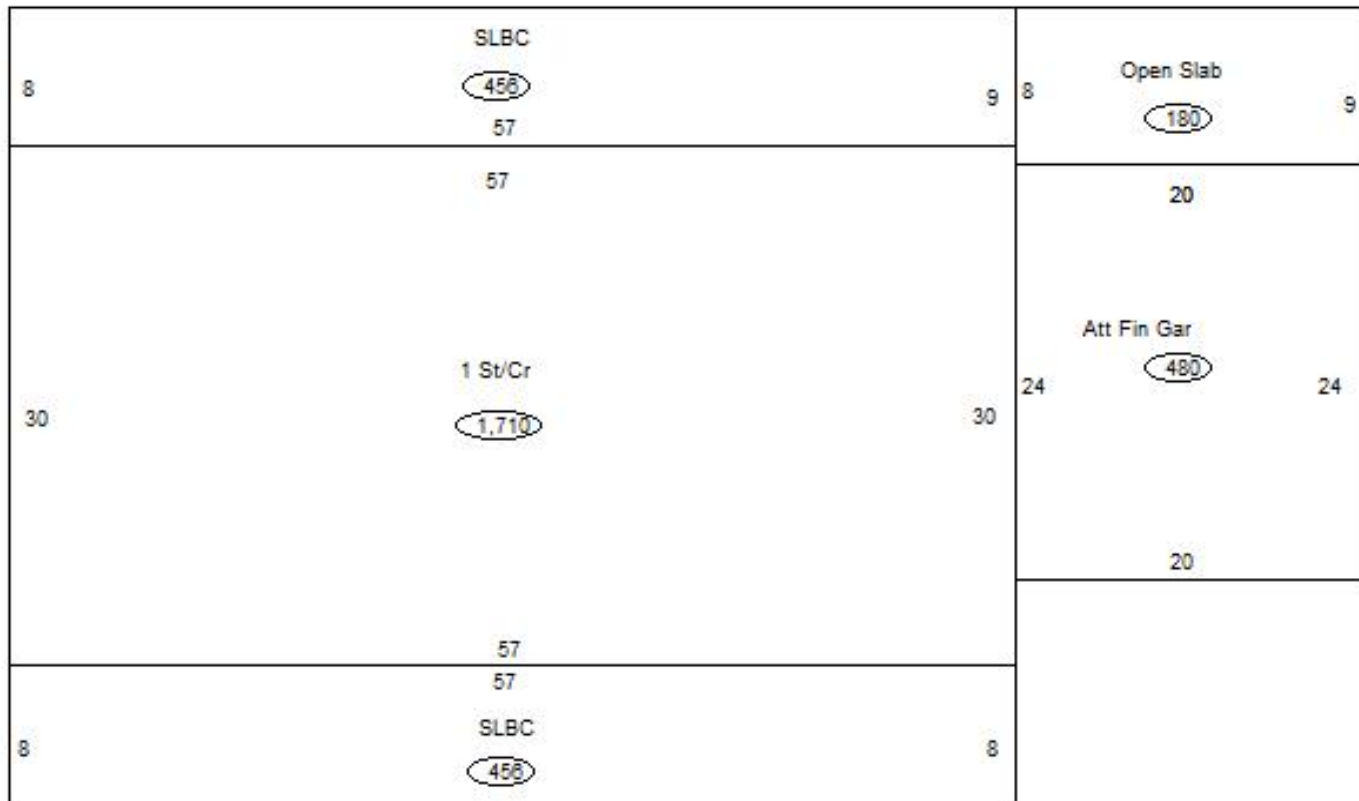
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,710	1.000	1,710
2	M	PRCH		13	SLBC	456	1.000	456
3	M	PRCH		13	SLBC	456	1.000	456
4	G	5		13	Att Fin Gar	480	1.000	480
5	M	PATO		13	Open Slab	180	1.000	180
Total Building Area						1,710		1,710



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	Carport - Detached	10x20x8	Dirt	Galvanized Metal	200
Qual	2	Cond 3	Year 2022	Eff Age 3		
Valuation Summary		Modifier Total	RCN	Depr (19% Phys/ % Func)		RCNLD
Base Cost (4.98 x 200)		996		996	189	807
UTIL		Utility Building	26x30x10	Concrete	Formed Metal	780
Qual	3	Cond 3	Year 2013	Eff Age 10		
Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)		RCNLD
Base Cost (31.86 x 780)		24,851		24,851	4,970	19,881
CPDT		Carport - Detached	16x36x0			576
Qual	3	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (69% Phys/ % Func)		RCNLD
Base Cost (10.79 x 576)		6,215		6,215	4,288	1,927
SHDS		Shed - Small	10x14x8	Plank	Formed Metal	140
Qual	3	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)		RCNLD
Base Cost (26.10 x 140)		3,654		3,654	2,156	1,498