



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 660004852 Parcel ID 20N16E-06-2-00000-000-0000 Cadastral ID 06-20-16-02800 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 328955 ROSENCUTTER, ROBERT J & SHIRLEY M REVOCABLE LIVING TRUST 25285 S 4130 RD CLAREMORE OK 74019-0248 Parcel Location Situs 25285 S 4130 RD Subdivision Lot/Block / Parcel Size 6.37 - Acres Sec/Twn/Rng 6 / 20 / 16 / 2 Neighborhood 2016 - UNPLATTED LAND School District S008 - VERDIGRIS SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.24492334 -95.65425792 A 6.37 AC TR IN N 720.54' W 407.45' OF LOT 5, BEG; AT NW/C LOT 5, E ALG N/L LOT 5 A DIST OF 407.45' TO A PT, S 79.03' W ALG NLY BOUNDARY W/L ROW 415' TO A PT ON N & S SEC/L, N ALG SEC/L 720 54' TO POB																																																																																																																									
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Lot Data	Square-Foot - UNPLATTED LAND (ACRES)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	277,477.00 x .39 = 108,281	
Factor Value		
Adjustments	1.0000	
Lot Value	108,281	

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,237 / 2,237
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,237
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	806 Attached Garage - Finished
Remodel	
Year/Eff Age	2020 / 4



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	
Adjusted R	0.8445		
Indicated Value	406,598	181.76	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	110.47	Total Misc Impr	+	24,768			
Roofing Adj	+ 5.24	Garage Cost	+	37,592			
Subfloor Adj	+ -3.40	Total RCN	=	363,751			
Heat/Cool Adj	+ 14.47	Depreciation (4%)	-	14,550			
Plumbing Adj	+ 7.95	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	349,201			
Adj Base Cost	= 134.73	Lot Value	+	108,281			
Total Area	x 2,237	Indicated Value	=	457,482			
Adjusted Cost	= 301,391	Value Per SqFt		204.51			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	349,201		
Lot Value	108,281		
Indicated Value	457,482	204.51	Per SqFt
Agland Value			
Site Improvements	59,912		
Total Value	517,394	231.29	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	6,429.63		6,430
SHLT	STORM SHELTER	0		1	2020	1	0.00	
GENR	Generator - Residential Standby	0		1	2022	1	3,304.00	3,304
PRCH	Porch	147920		92		92	29.23	2,689
PATO	Slab Porch - Open	147921	20x10			200	11.89	2,378
PATO	Patio - Open	147922	7x5			35	12.93	453
EPKS	Enclosed Porch - Kneewall Screen	147923	26x10			260	31.62	8,221
PATO	Patio - Open	147924	10x10			100	12.93	1,293



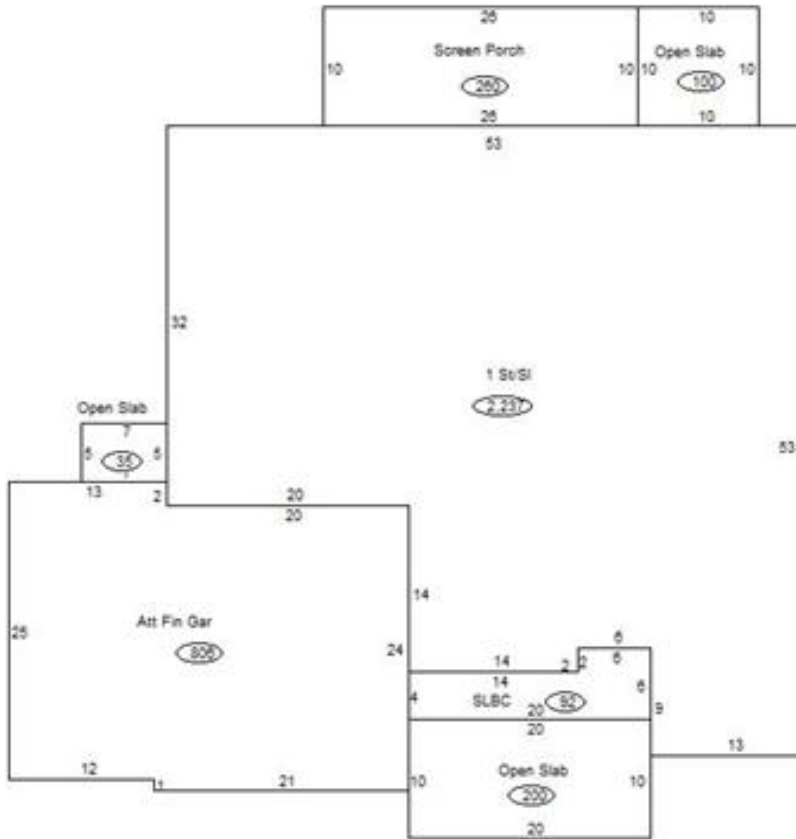
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Sketch Image

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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/SI	2,237	1.000	2,237
2	G	5		13	Att Fin Gar	806	1.000	806
3	M	PRCH		13	SLBC	92	1.000	92
4	M	PATO		13	Open Slab	200	1.000	200
5	M	PATO		13	Open Slab	35	1.000	35
6	M	EPKS		13	Screen Porch	260	1.000	260
7	M	PATO		13	Open Slab	100	1.000	100
Total Building Area						2,237		2,237



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	EQSH	Equipment Shed	20x30x10	Concrete	Formed Metal	600
Qual	3.5	Cond 3	Year 2020	Eff Age 5		
Valuation Summary		Modifier Total	RCN	Depr (9% Phys/ % Func)		RCNLD
Base Cost (28.52 x 600)		17,112		17,112	1,540	15,572
SHDS	Shed - Small		12x20x8	Plank	Formed Metal	240
Qual	4	Cond 3	Year 2020	Eff Age 5		
Valuation Summary		Modifier Total	RCN	Depr (23% Phys/ % Func)		RCNLD
Base Cost (25.38 x 240)		6,091		6,091	1,401	4,690
SHDS	Shed - Small		10x20x8	Plank	Composition Shingle	200
Qual	3.5	Cond 3	Year 2020	Eff Age 5		
Valuation Summary		Modifier Total	RCN	Depr (23% Phys/ % Func)		RCNLD
Base Cost (24.53 x 200)		4,906		4,906	1,128	3,778
UTIL	Utility Building		40x30x0	Concrete	Formed Metal	1,200
Qual	3.5	Cond 3	Year 2017	Eff Age 7		
Valuation Summary		Modifier Total	RCN	Depr (13% Phys/ % Func)		RCNLD
Base Cost (34.36 x 1,200)		41,232		41,232	5,360	35,872