



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:31:20
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Assessment Data					Primary Image																																																																																																															
Account 660004855 Parcel ID 20N16E-06-1-00000-000-0000 Cadastral ID 06-20-16-03100 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 179084 CROSS, VIRGINIA & ELDON LIVING TRUST 25102 S 4140 RD CLAREMORE OK 74019-0000 Parcel Location Situs 25102 S 4140 RD Subdivision Lot/Block / Parcel Size 5 - Acres Sec/Twn/Rng 6 / 20 / 16 / 1 Neighborhood 2016 - UNPLATTED LAND School District S008 - VERDIGRIS SCHOOLS																																																																																																																				
Legal Description Lat/Long: 36.24770162 -95.63813456 TR IN E 660' LOT 1, BEG AT AT PT 432.66' S NW/C OF E 660'L-1 S ON W/L 431.66', E 440', N 215.83', E 220' TO E/L OF E660 L-1, N 215.83', W 660' TO POB																																																																																																																				
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Lot Data	Square-Foot - UNPLATTED LAND (ACRES)	Primary Image
Lot Size		
Lot Count		
Units Buildable	17500	
Non-Ag Acres	5.4345	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	236,728.00 x .40 = 94,427	
Factor Value		
Adjustments	1.0000	
Lot Value	94,427	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Frame, Siding, Vinyl 10% Veneer, Stone
Base/Total Area	864 / 1,296
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	864
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1987 / 29

D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-10-7\IMG 10/7/2021

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	125,161	96.57	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	93,229		
Lot Value	94,427		
Indicated Value	187,656	144.80	Per SqFt
Agland Value			
Site Improvements	12,006		
Total Value	199,662	154.06	Total Value Per SqFt

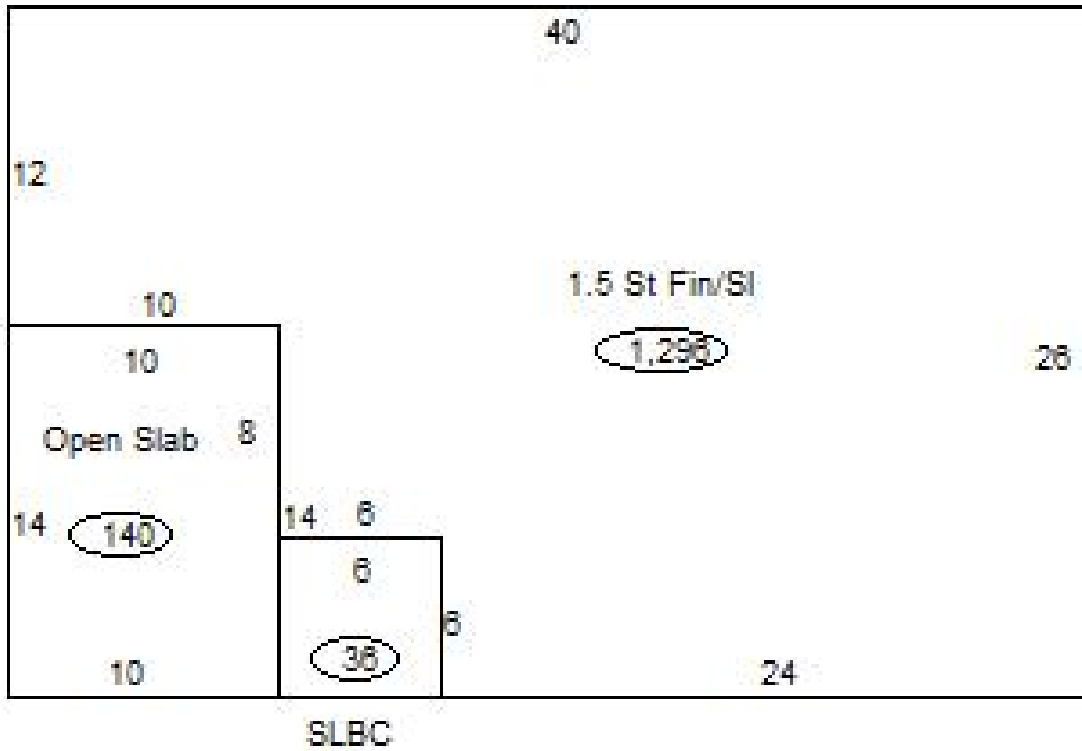
Cost Approach				Manual : 01/2025			
Base Cost	91.08	Total Misc Impr	+	7,437			
Roofing Adj	+ 3.41	Garage Cost	+				
Subfloor Adj	+ -0.89	Total RCN	=	152,835			
Heat/Cool Adj	+ 11.47	Depreciation (39%)	-	59,606			
Plumbing Adj	+ 7.12	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	93,229			
Adj Base Cost	= 112.19	Lot Value	+	94,427			
Total Area	x 1,296	Indicated Value	=	187,656			
Adjusted Cost	= 145,398	Value Per SqFt		144.80			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	12230	6x6		36	24.16		870
PATO	SLAB PORCH - OPEN	12231	140		140	10.51		1,471



Sketch Image

660004855



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	864	1.500	1,296
2	M	PRCH		13	SLBC	36	1.000	36
3	M	PATO		13	Open Slab	140	1.000	140
Total Building Area						864		1,296



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
PERG	Pergola		16x14x8			224
Qual	3	Cond 3	Year 2024	Eff Age 2		
Valuation Summary		Modifier Total	RCN	Depr (4% Phys/ 100% Func)		RCNLD
Base Cost (15.00 x 224)		3,360		3,360		3,360
UTIL	Utility Building		24x30x10	Concrete	Formed Metal	720
Qual	3	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)		RCNLD
Base Cost (31.47 x 720)		22,658		22,658		11,102
LOAF	Loafing Shed		10x20x6	Dirt	Formed Metal	200
Qual	3	Cond 3.5	Year 1990	Eff Age 25		
Valuation Summary		Modifier Total	RCN	Depr (68% Phys/ % Func)		RCNLD
Base Cost (7.03 x 200)		1,406		1,406		956