



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660004869 <b>Parcel ID</b> 20N16E-06-2-00000-000-0000 <b>Cadastral ID</b> 06-20-16-04400 <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> 336181 TATUM, WILLIAM B & EDIE  25395 S 4130 RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 25395 S 4130 RD UNIT <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 1 - Acres <b>Sec/Twn/Rng</b> 6 / 20 / 16 / 2 <b>Neighborhood</b> 2016 - UNPLATTED LAND <b>School District</b> S008 - VERDIGRIS SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.24458138 -95.65332363																																																																																																																									
<b>TR DESC AS COMM SW/C SW NW; N00.0200E 596.54'; N79.0302E 416 70' TO POB; N00.0200E 378.23'; S89.5800E 99'; S00.0200W 168.06'; S89 5800E 41'; S00.0200W 182.98'; S79.0302W 142.62' TO POB</b>					<b>Building Permits</b> <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>7000</td> <td>NEW HOME</td> <td>08/2001</td> <td>11/2002</td> <td>85,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	7000	NEW HOME	08/2001	11/2002	85,000																																																																																																						
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Lot Data		Square-Foot - UNPLATTED LAND (ACRES)		Primary Image	
Lot Size					
Lot Count					
Units Buildable	1				
Non-Ag Acres	0.9863				
Topography					
Street Access					
Utilities					
Amenities	LAND QUALITY	0	0		
Method	Square-Foot				
Base Lot Value	42,965.00 x .57 = 24,490				
Factor Value					
Adjustments	2.2250				
Lot Value	54,490				
<b>Residential Data</b>				D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-10-12\IM 10/12/2021	
Type	1 Single Family Residence			<b>GRM Approach</b>	
Condition	3.5 - Average			GRM Code	
Quality	3 - Average			Gross Rent 0.00	
Architecture	TRAD TRADITIONAL			Indicated Value	
Style	100% One Story			<b>Multiple Regression</b>	
Exterior Wall	70% Frame, Siding, Wood 30% Veneer, Masonry			MRA Code 1 Test	
Base/Total Area	1,788 / 1,788			Adusted R 0.8445	
Style	100% One Story			Indicated Value 236,210 132.11 Per SqFt	
HVAC	100% Warmed & Cooled Air			<b>Direct Comparables</b>	
Roof Cover	1 Composition Shingle			Selection Model 1 Res	
Area on Slab	1,788			Adjustment Model A2 AO Test	
Fixture/RghIn	11 /			Comparables	
Bed/F/H Bath	3 / 2.0 /			Indicated Value	
Basement Area				<b>Value Reconciliation</b>	
Garage Type				Selected Approach Cost Approach	
Remodel				Improvements 190,705	
Year/Eff Age	2002 / 16			Lot Value 54,490	
<b>Cost Approach</b>		<b>Manual : 01/2025</b>			
Base Cost	101.84	Total Misc Impr	+	5,460	
Roofing Adj	+ 4.70	Garage Cost	+		
Subfloor Adj	+ -2.41	Total RCN	=	229,765	
Heat/Cool Adj	+ 12.64	Depreciation ( 17%)	-	39,060	
Plumbing Adj	+ 8.68	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	190,705	
Adj Base Cost	= 125.45	Lot Value	+	54,490	
Total Area	x 1,788	Indicated Value	=	245,195	
Adjusted Cost	= 224,305	Value Per SqFt		137.13	

<b>Miscellaneous Improvements</b>							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	12256	20x6		120	26.55	3,186
PATO	Patio - Open	12257	32x7		224	10.15	2,274



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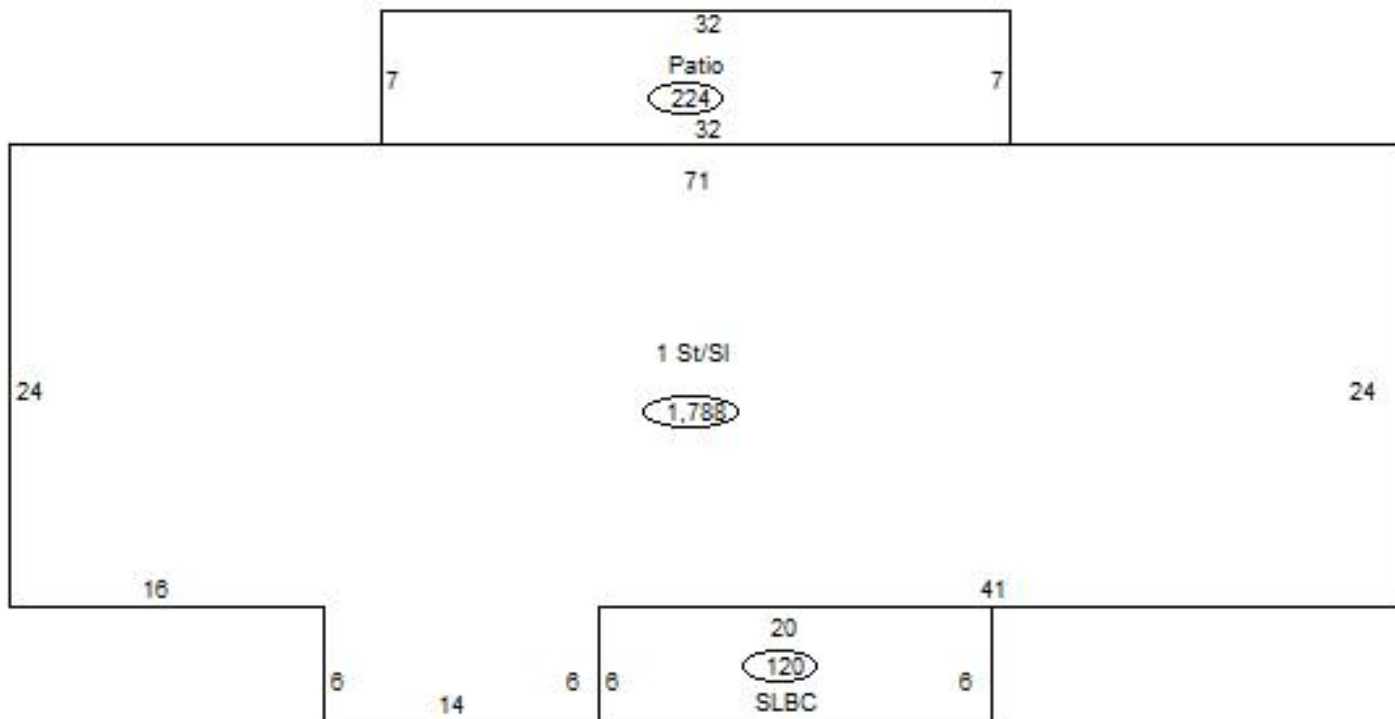
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### Sketch Image

660004869



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,788	1.000	1,788
2	M	PRCH		13	SLBC	120	1.000	120
3	M	PATO		13	Patio	224	1.000	224
<b>Total Building Area</b>						<b>1,788</b>		<b>1,788</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
UTIL	Utility Building	30x50x10	Concrete	Formed Metal	1,500	
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2009	<b>Eff Age</b> 13		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (28% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (29.21 x 1,500)		43,815	43,815	12,268	31,547	
SHDS	Shed - Small	10x10x6	Plank	Composition Shingle	100	
<b>Qual</b>	3.5	<b>Cond</b> 3	<b>Year</b> 2009	<b>Eff Age</b> 13		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (47% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (28.75 x 100)		2,875	2,875	1,351	1,524	
BNGP	Barn - General Purpose	28x40x10	Dirt	Formed Metal	1,120	
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2009	<b>Eff Age</b> 13		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (28% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (23.16 x 1,120)		25,939	25,939	7,263	18,676	
SHDS	Shed - Small	6x8x6	Plank	Composition Shingle	48	
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2009	<b>Eff Age</b> 13		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (47% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (36.45 x 48)		1,750	1,750	823	927	
SHDS	Shed - Small	6x8x6	Plank	Composition Shingle	48	
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Base Cost (36.45 x 48)		1,750	1,750	823	927	