



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660004915 Parcel ID 000000-00-0-00252-005-0012 Cadastral ID 06-20-16-04950 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 318188 HESTDALEN, BRYAN D TRUSTEE HORSE VALLEY FAMILY TRUST 25115 S OAK ST CLAREMORE OK 74019-0000 Parcel Location Situs 25115 S OAK ST Subdivision DIXIE ESTATES Lot/Block 0012 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 6 / 20 / 16 / 5 Neighborhood 1083 - R-V01-SW CLAREMORE School District S008 - VERDIGRIS SCHOOLS					<p>D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-28\IMG 9/28/2021</p>																																																																																																																				
Legal Description Lot/Long: 36.24738294 -95.64592769 LOT 12 BLOCK 5 DIXIE ESTATES																																																																																																																									
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Lot Data	Square-Foot - NBHD 1083 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.0395 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 45,281.00 x 1.59 = 72,218 Factor Value Adjustments 1.0000 Lot Value 72,218		

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Stone 10% Frame, Siding, Wood
Base/Total Area	1,231 / 1,231
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,231
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	598 Attached Garage - Finished
Remodel	
Year/Eff Age	1973 / 32

D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-28\IMG 9/28/2021

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	179,833	146.09	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	34,760		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	104.29	Total Misc Impr	+ 14,196				
Roofing Adj	+ 4.07	Garage Cost	+ 16,780				
Subfloor Adj	+ 0.00	Total RCN	= 185,331				
Heat/Cool Adj	+ 10.30	Depreciation (44%)	- 81,546				
Plumbing Adj	+ 6.73	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 103,785				
Adj Base Cost	= 125.39	Lot Value	+ 72,218				
Total Area	x 1,231	Indicated Value	= 176,003				
Adjusted Cost	= 154,355	Value Per SqFt	142.98				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	103,785		
Lot Value	72,218		
Indicated Value	176,003	142.98	Per SqFt
Agland Value			
Site Improvements	45,657		
Total Value	221,660	180.06	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	12432	23x4		92	21.00		1,932
PATO	Patio - Open	12433	36x18		648	7.67		4,970
PRCH	Porch	152198	20x18		360	20.26		7,294



Rogers

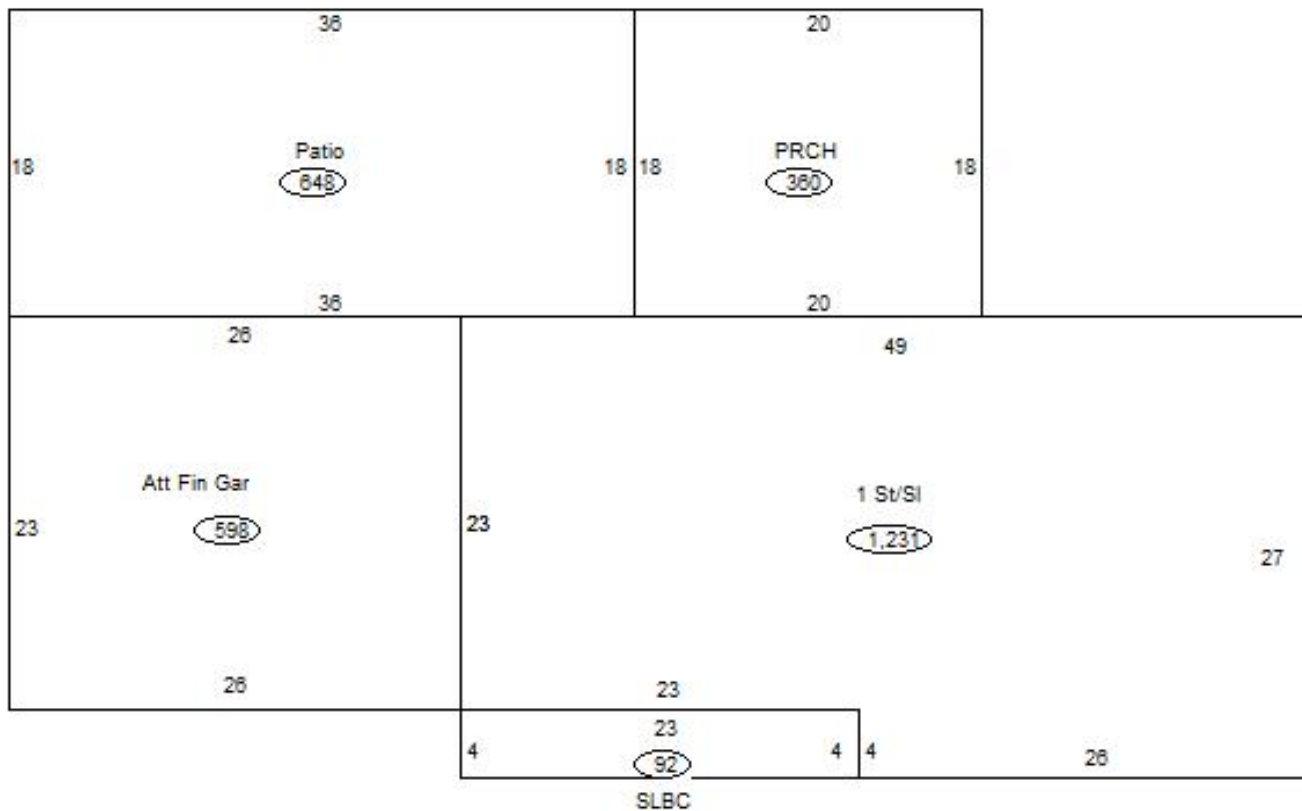
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Sketch Image

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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	1,231	1.000	1,231
2	G	5		13	Att Fin Gar	598	1.000	598
3	M	PRCH		13	SLBC	92	1.000	92
4	M	PATO		13	Patio	648	1.000	648
5	M	PRCH		13	PRCH	360	1.000	360
Total Building Area						1,231		1,231



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	30x50x12	Concrete	Formed Metal	1,500
	Qual 3.5	Cond 3	Year 2022	Eff Age 3		

Valuation Summary	Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
Base Cost (32.04 x 1,500)	48,060	48,060	2,403	45,657