



# 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> 660004921 <b>Parcel ID</b> 000000-00-0-00252-006-0006 <b>Cadastral ID</b> 06-20-16-05010 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 3 <b>Tax Area</b> 80 - VERDIGRIS TOWN/ VERDIGRI <b>Name ID</b> 267076 BURNETT, KEVIN H  25106 S OAK ST CLAREMORE OK 74019-5459  <b>Parcel Location</b> <b>Situs</b> 25106 S OAK ST <b>Subdivision</b> DIXIE ESTATES <b>Lot/Block</b> 0006 / 0006 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 6 / 20 / 16 / 5 <b>Neighborhood</b> 1083 - R-V01-SW CLAREMORE <b>School District</b> S008 - VERDIGRIS SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.24736936 -95.64680585																																																																																																																									
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Lot Data	Square-Foot - NBHD 1083 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.038	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	45,214.00 x 1.60 = 72,205	
Factor Value		
Adjustments	1.0000	
Lot Value	72,205	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,516 / 1,516
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,516
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	638 Attached Garage - Finished
Remodel	
Year/Eff Age	1972 / 37

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	202,419	133.52	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	151,210		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	112.53	Total Misc Impr	+	8,639			
Roofing Adj	+ 4.50	Garage Cost	+	20,875			
Subfloor Adj	+ -1.15	Total RCN	=	231,809			
Heat/Cool Adj	+ 11.47	Depreciation ( 46%)	-	106,632			
Plumbing Adj	+ 6.09	Lump Sums	+	14,145			
Basement Adj	+ 0.00	RCNLD	=	139,322			
Adj Base Cost	= 133.44	Lot Value	+	72,205			
Total Area	x 1,516	Indicated Value	=	211,527			
Adjusted Cost	= 202,295	Value Per SqFt		139.53			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	139,322		
Lot Value	72,205		
Indicated Value	211,527	139.53	Per SqFt
Agland Value			
Site Improvements	32,962		
Total Value	244,489	161.27	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	5,095.98		5,096
WODC	WOOD DECK - COVERED	12455	20x20		400	28.08		11,232
CPAT	Carport - Attached	12456	346		346	10.24		3,543
WODO	WOOD DECK - OPEN	12457	20x8		160	22.76	20%	2,913



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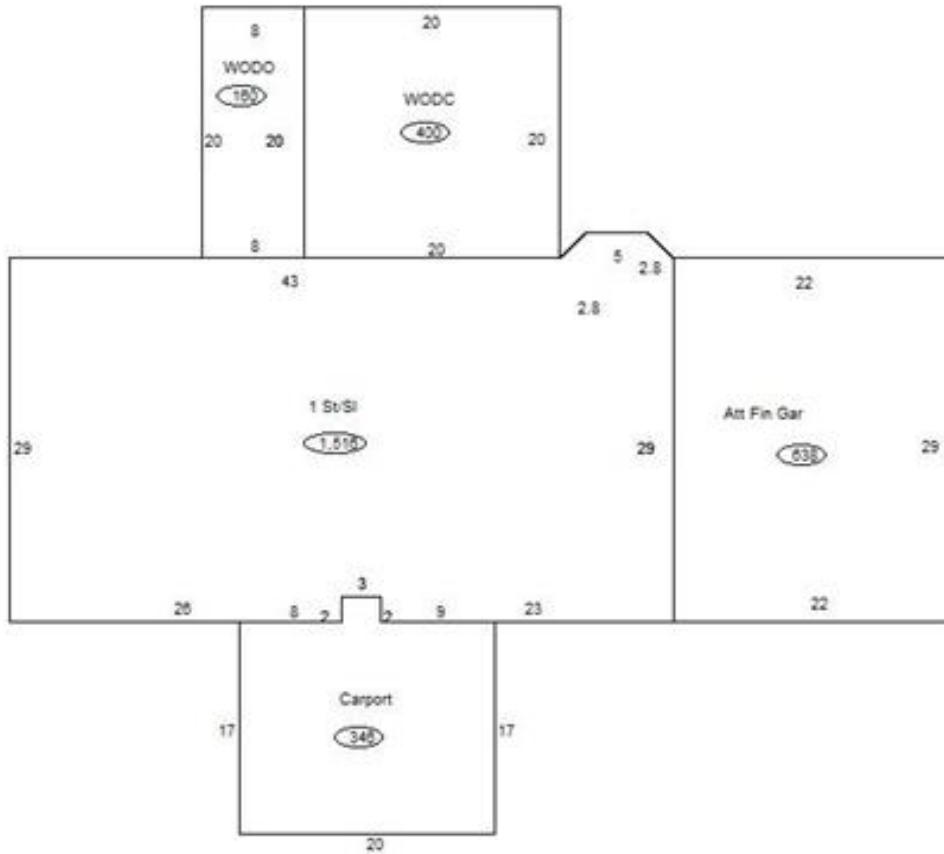
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,516	1.000	1,516
2	G	5		13	Att Fin Gar	638	1.000	638
3	M	WODC		13	WODC	400	1.000	400
4	M	CPAT		13	Carport	346	1.000	346
5	M	WODO		13	WODO	160	1.000	160
<b>Total Building Area</b>						1,516		1,516



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	40x50x10	Concrete	Formed Metal	2,000
	Qual 2	Cond 3	Year 2005	Eff Age 16		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (37% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (26.16 x 2,000)		52,320	52,320	19,358		32,962