



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 660020943 Parcel ID 21N15E-25-3-00000-000-0000 Cadastral ID 25-21-15-00400 Property Type REAL - Real Property Property Class UR VI Area 4 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 138094 KINZER, JULIA L 23787 S 4120 RD CLAREMORE OK 74019-0000 Parcel Location Situs 23925 S 4120 RD Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 25 / 21 / 15 / 3 Neighborhood 6090 - UNPLATTED School District S008 - VERDIGRIS SCHOOLS					<p>\\tsclient\T\TOM\COMMERCIAL PICS\2022-08-18\IMG_0033.JPG 8/22/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.26667018 -95.66757751																																																																																																																									
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Lot Data	Square-Foot - NBHD 6090 #1	Primary Image
Lot Size Lot Count Units Buildable 10 Non-Ag Acres 10.1136 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 440,547.00 x .32 = 140,629 Factor Value Adjustments 1.0000 Lot Value 140,629		<p>\\tsclient\T\TOM\COMMERCIAL PICS\2022-08-18\IMG_0033.JPG 8/22/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	60% Frame, Siding, Vinyl 40% Veneer, Stone
Base/Total Area	1,447 / 1,447
Style	100% One Story
HVAC	100% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1939 / 59

Cost Approach				Manual : 01/2025			
Base Cost	92.21	Total Misc Impr	+ 11,191	Roofing Adj	+ 3.94	Garage Cost	+ 0
Subfloor Adj	+ 2.36	Total RCN	= 159,841	Heat/Cool Adj	+ 0.76	Depreciation (66%)	- 105,495
Plumbing Adj	+ 3.46	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 54,346
Adj Base Cost	= 102.73	Lot Value	+ 140,629	Total Area	x 1,447	Indicated Value	= 194,975
		Value Per SqFt	134.74	Adjusted Cost	= 148,650		

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	64,967	44.90	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	54,346		
Lot Value	140,629		
Indicated Value	194,975	134.74	Per SqFt
Agland Value			
Site Improvements			
Total Value	194,975	134.74	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	51164	13x6		78	21.05		1,642
EPSW	ENCLOSED PORCH - SOLID WALL	120809	15x6		90	55.24		4,972
SHLT	STORM SHELTER		1	2019	1	0.00		
FPR1	Fireplace - Residential 1 Story		1		1	4,576.55		4,577



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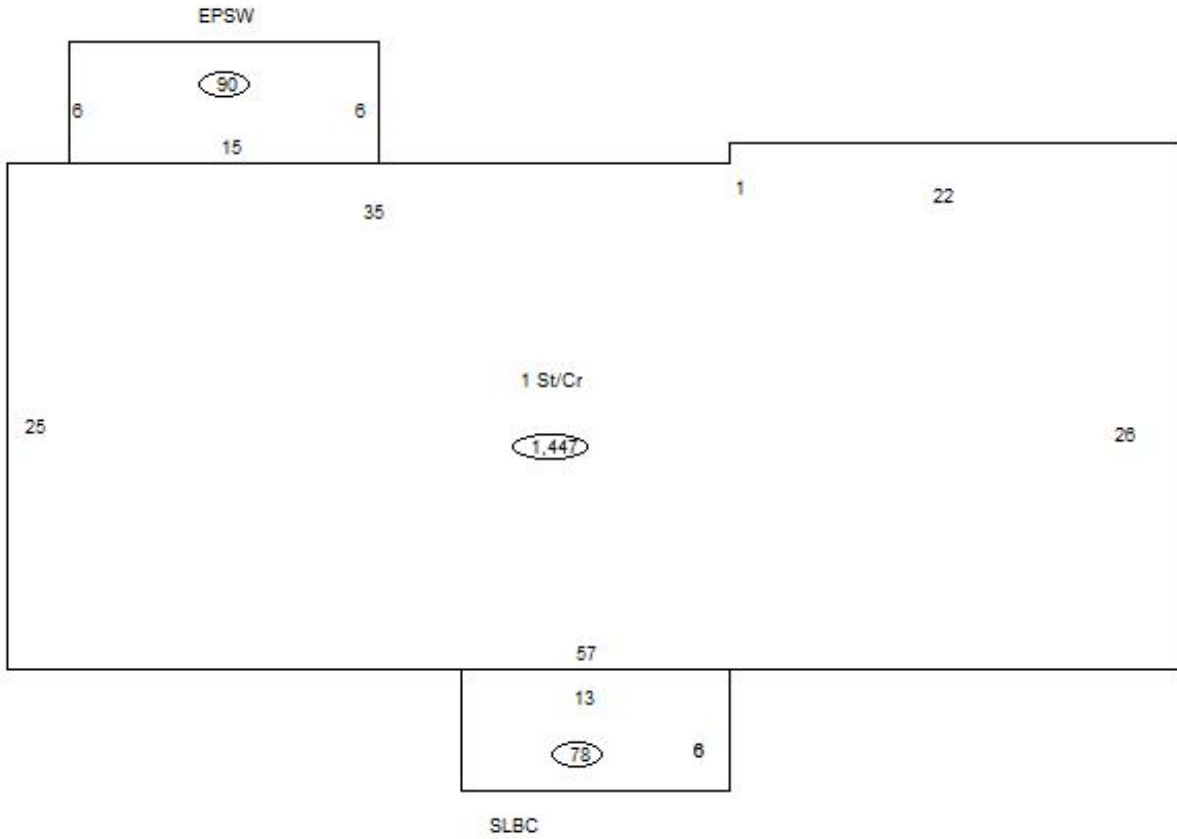
Date 04/16/2026

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Sketch Image

660020943



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,447	1.000	1,447
2	M	PRCH		10	SLBC	78	1.000	78
3	M	EPSW		10	EPSW	90	1.000	90
Total Building Area						1,447		1,447




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Lot Data	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value	 <p>\\tsclient\C\Users\rln\Pictures\2018-10-02\IMG_0062.JPG 10/9/2018</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	3,308 / 3,308
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,308
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1998 / 21

Cost Approach				Manual : 01/2025			
Base Cost	113.05	Total Misc Impr	+ 19,482	Roofing Adj	+ 5.95	Garage Cost	+ 28,886
Subfloor Adj	+ -4.29	Total RCN	= 512,150	Heat/Cool Adj	+ 17.38	Depreciation (25%)	- 128,038
Plumbing Adj	+ 8.11	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 384,112
Adj Base Cost	= 140.20	Lot Value	+ 384,112	Total Area	x 3,308	Indicated Value	= 384,112
Adjusted Cost	= 463,782	Value Per SqFt	116.12				

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	549,482	166.11	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	384,112		
Lot Value			
Indicated Value	384,112	116.12	Per SqFt
Agland Value			
Site Improvements	86,796		
Total Value	470,908	142.35	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	51167	29x8		232	35.51		8,238
PRCH	SLAB PORCH - COVERED	51168	16x12		192	35.72		6,858
PRCH	SLAB PORCH - COVERED	51169	8x4		32	36.57		1,170
SUN	Sunroom	51170	16x6		96	33.50		3,216



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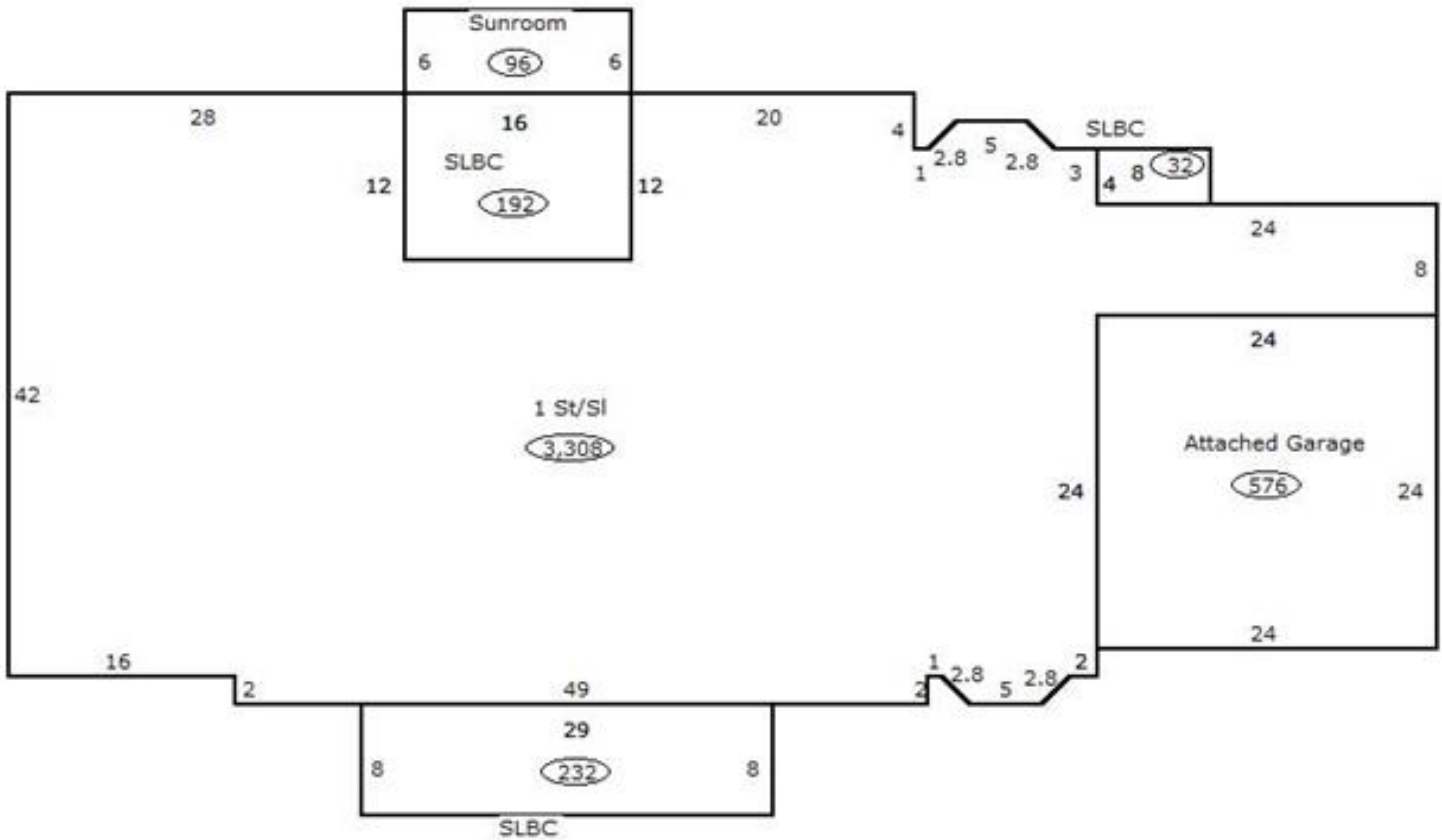
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Sketch Image

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Sketch Vector Information

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1	R	1	Slab	13	1 St/SI	3,308	1.000	3,308
2	G	1		13	Attached Garage	576	1.000	576
3	M	PRCH		13	SLBC	232	1.000	232
4	M	PRCH		13	SLBC	192	1.000	192
5	M	PRCH		13	SLBC	32	1.000	32
6	M	SUN		13	Sunroom	96	1.000	96
Total Building Area						3,308		3,308



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BARN	BARN	0x0x0			480	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD	
	Base Cost (10.48 x 480)		5,030		5,030	3,270	1,760
	LT	LEAN-TO	0x0x0			220	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD	
	Base Cost (2.92 x 220)		642		642	417	225
	UTIL	SHOP BUILDING	0x0x0			3,780	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD	
	Base Cost (24.93 x 3,780)		94,235		94,235	9,424	84,811