



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 660020955 Parcel ID 21N15E-25-3-00000-000-0000 Cadastral ID 25-21-15-01500 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 308763 ALDERSON, RODNEY S & CRISTA M TRUST 23635 S 4120 RD UNIT B CLAREMORE OK 74019-0873 Parcel Location Situs 23635 S 4120 RD UNIT B Subdivision Lot/Block / Parcel Size 8.65 - Acres Sec/Twn/Rng 25 / 21 / 15 / 3 Neighborhood 6090 - UNPLATTED School District S008 - VERDIGRIS SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.26834135 -95.66517132																																																																																																																									
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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	76% 1 1/2 Story Finished 24% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,658 / 2,198
Style	76% 1 1/2 Story Finished - 24% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	520
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1998 / 21

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	90.86	Total Misc Impr	+ 16,262				
Roofing Adj	+ 3.68	Garage Cost	+ 0				
Subfloor Adj	+ -0.55	Total RCN	= 266,131				
Heat/Cool Adj	+ 12.64	Depreciation (25%)	- 66,533				
Plumbing Adj	+ 7.05	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 199,598				
Adj Base Cost	= 113.68	Lot Value	+ 0				
Total Area	x 2,198	Indicated Value	= 199,598				
Adjusted Cost	= 249,869	Value Per SqFt	90.81				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	199,598		
Lot Value			
Indicated Value	199,598	90.81	Per SqFt
Agland Value	956		
Site Improvements	48,645		
Total Value	249,199	113.38	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	51185		271	271	26.08		7,068
PRCH	SLAB PORCH - COVERED	51186		15x9	135	26.51		3,579



Rogers

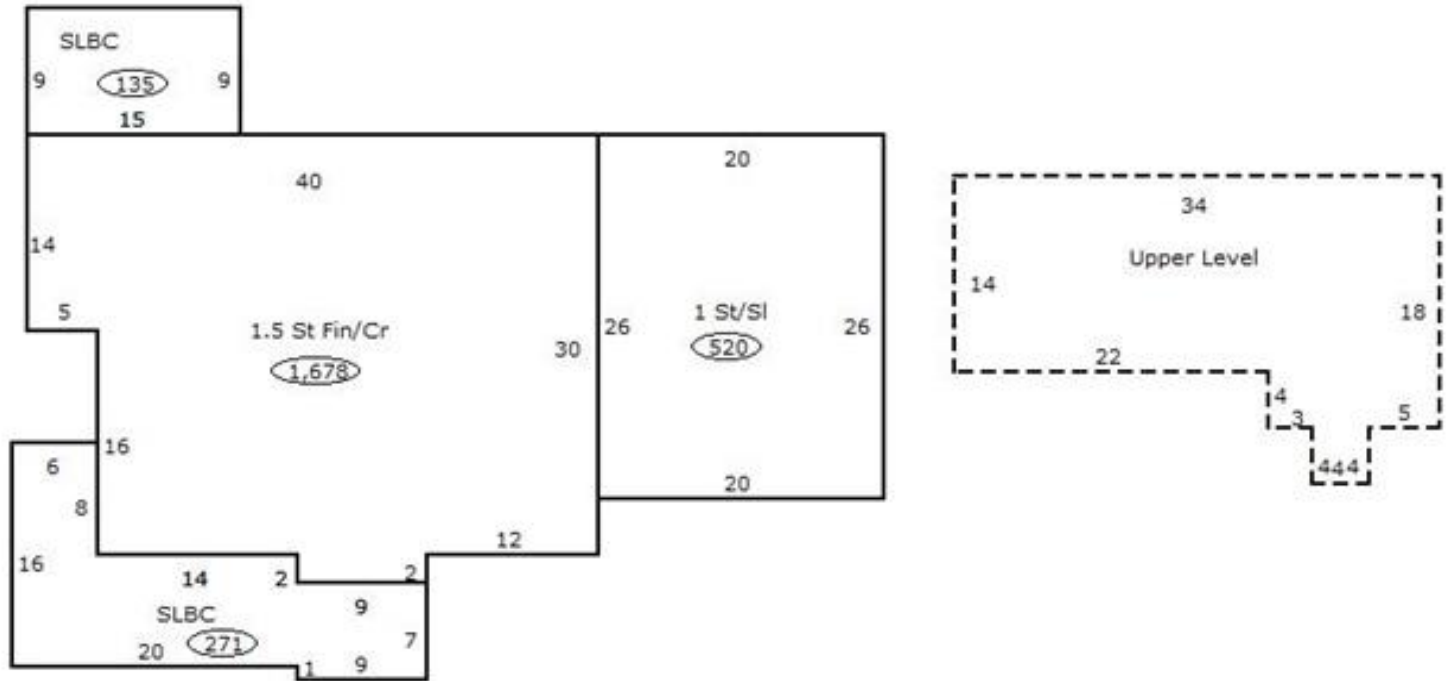
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	1,138	1.475	1,678
2	M	PRCH		13	SLBC	271	1.000	271
3	M	PRCH		13	SLBC	135	1.000	135
4	U	^UL	Overhang	13	Upper Level	540	1.000	540
5	R	1	Slab	13	1 St/Sl	520	1.000	520
Total Building Area						1,658		2,198



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	GRDT	GARAGE - DETACHED	0x0x0			960	
	Qual	6	Cond 3	Year	Eff Age 20		
	Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD	
	Base Cost (64.58 x 960)		61,997		61,997	30,379	31,618
	UTIL	SHOP BUILDING	0x0x0			480	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD	
	Base Cost (31.28 x 480)		15,014		15,014	1,501	13,513
	UTIL	SHOP BUILDING	0x0x0			120	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD	
	Base Cost (32.53 x 120)		3,904		3,904	390	3,514



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			2.382	122	122	292	292
DWA	DWIGHT SILT LOAM 0-1% SLO	NTV PST	50			5.051	120	120	606	606
RS	ROUGH STONY LAND	NTV PST	20			1.218	48	48	58	58
NTV PST Totals						8.650			956	956
Total Agland						8.650			956	956