



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 660023729 Parcel ID 21N15E-28-4-00000-000-0000 Cadastral ID 28-21-15-01300 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 304962 STUBBS, KAREN & SANDRA HURLBUTT & CONNIE HOUSE & QUENTIN R TACKER & SUSAN HENDRICKS & MELISSA DECOSTER 3613 ORANGE CIRCLE BROKEN ARROW OK 74012-0000 Parcel Location Situs 06805 E 520 RD Subdivision Lot/Block / Parcel Size 67.86 - Acres Sec/Twn/Rng 28 / 21 / 15 / 4 Neighborhood 6090 - UNPLATTED School District S008 - VERDIGRIS SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.26597671 -95.70781638																																																																																																																									
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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	100% One Story
Exterior Wall	75% Veneer, Masonry 25% Frame, Siding, Vinyl
Base/Total Area	2,124 / 2,124
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,124
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	672 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1989 / 28

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	103.79	Total Misc Impr	+ 18,141				
Roofing Adj	+ 4.63	Garage Cost	+ 20,220				
Subfloor Adj	+ -2.19	Total RCN	= 302,353				
Heat/Cool Adj	+ 12.64	Depreciation (35%)	- 105,824				
Plumbing Adj	+ 5.42	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 196,529				
Adj Base Cost	= 124.29	Lot Value	+ 196,529				
Total Area	x 2,124	Indicated Value	= 196,529				
Adjusted Cost	= 263,992	Value Per SqFt	92.53				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	196,529		
Lot Value			
Indicated Value	196,529	92.53	Per SqFt
Agland Value	15,737		
Site Improvements			
Total Value	212,266	99.94	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	58269		192	192	26.33		5,055
PRCH	SLAB PORCH - COVERED	58270		287	287	26.03		7,471



Rogers

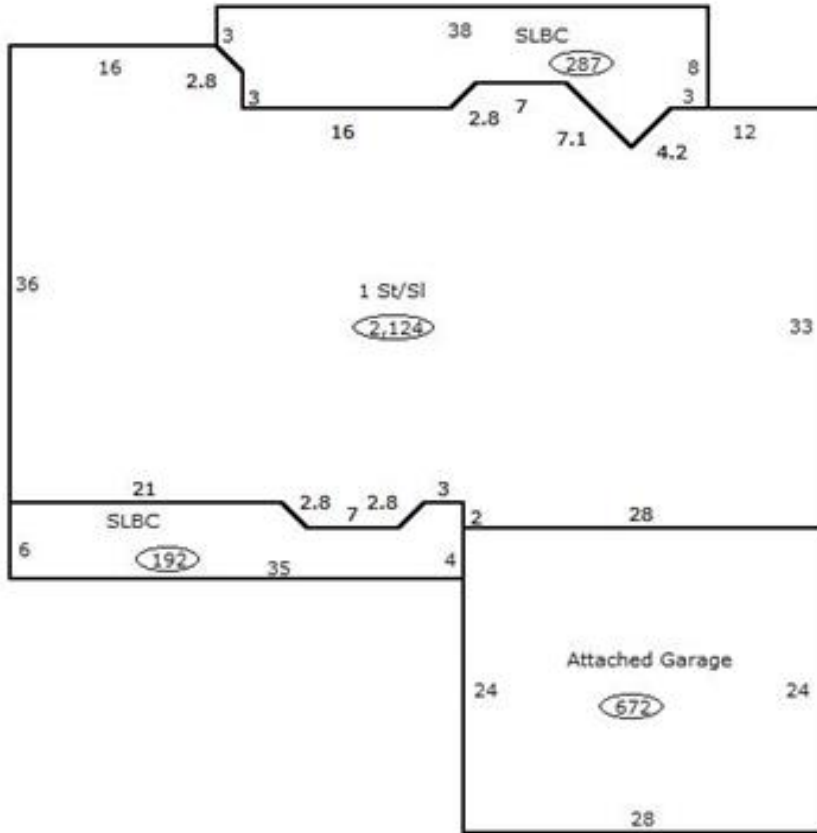
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Sketch Image

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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	2,124	1.000	2,124
2	G	1		13	Attached Garage	672	1.000	672
3	M	PRCH		13	SLBC	192	1.000	192
4	M	PRCH		13	SLBC	287	1.000	287
Total Building Area						2,124		2,124



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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
OS	OSAGE CLAY	TMBR	58			5.866	104	104	612	612
RS	ROUGH STONY LAND	TMBR	20			.881	36	36	32	32
SUC	SUMMIT SILTY CLAY LOAM 3-	TMBR	67			.848	121	121	102	102
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			1.172	85	85	99	99
TMBR Totals						8.766			845	845
VE	VERDIGRIS CLAY LOAM	IMP PST	90			59.094	252	252	14,892	14,892
IMP PST Totals						59.094			14,892	14,892
Total Agland						67.860			15,737	15,737