



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	660031407								
Parcel ID	21N15E-36-3-00000-000-0000								
Cadastral ID	36-21-15-02100								
Property Type	REAL - Real Property								
Property Class	UR	VI Area	4						
Tax Area	80 - VERDIGRIS TOWN/ VERDIGRI								
Name ID	311435								
APX LLC									
115 N CHEROKEE AVE CLAREMORE OK 74017-0000									
Parcel Location									
Situs	24767 S HWY 66								
Subdivision									
Lot/Block	/	Parcel Size	6.93 - Acres						
Sec/Twn/Rng	36 / 21 / 15 / 3								
Neighborhood	6090 - UNPLATTED								
School District	S008 - VERDIGRIS SCHOOLS								
Legal Description Lat/Long: 36.25445383 -95.66089004									
TR IN S 495' OF N 1063.85' NE SW DESC; BEG: AT PT 1063.85' S OF NE/C OF NE SW; W 595'; N 330'; W 214.84' TO PT ON ELY ROW/L 219 46'; E 664.87' TO E/L NE SW; S 495' TO POB									
Building Permits									
Number	Description	Opened	Closed	Amount					
R11	R11-PICK UP WAREHOUSE	08/2010	03/2011						
Exemptions									
Code	Type	Active	Maximum	Exemption					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
2499/116	MCCOY, GLENN C-TRUSTEE	09/14/2015	315,000	YES					
862/881			78,000	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	
Remove Cap	2016	Land Value	110,617	110,617	11%	12,168	Assessed	30,862 3,213.72	
Year Frozen	0	Improvements	193,599	169,945		18,694	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	
TIF Project ID	0	Total Value	304,216	280,562		30,862	Total Taxable	30,862 3,214.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660031407	APX LLC	80	267,202	0	29,392	3,061.00		
2024	2024-660031407	APX LLC	80	275,809	0	30,339	2,909.00		
2023	2023-660031407	APX LLC	80	308,509	0	33,936	3,204.00		
2022	2022-660031407	APX LLC	80	307,403	0	33,814	3,250.00		
2021	2021-660031407	APX LLC	80	313,330	0	34,466	3,226.00		
2020	2020-660031407	APX LLC	80	312,460	0	34,371	3,223.00		
2019	2019-660031407	APX LLC	80	309,779	0	34,075	3,246.00		
2018	2018-660031407	APX LLC	80	322,539	0	35,479	3,381.00		
2017	2017-660031407	APX LLC	80	315,143	0	34,665	3,312.00		
2016	2016-660031407	APX LLC	80	315,143	0	34,665	3,322.00		
2015	2015-660031407	APX LLC	80	205,788	0	17,606	1,700.00		
2014	2014-660031407	MCCOY, GLENN C-TRUSTEE	80	212,315	0	16,767	1,532.00		
2013	2013-660031407	MCCOY, GLENN C-TRUSTEE	80	207,208	0	15,969	1,512.00		



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Lot Data		Square-Foot - NBHD 6090 #1
Lot Size		
Lot Count		
Units Buildable	6.93	
Non-Ag Acres	7.3576	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
		0
Method	Square-Foot	
Base Lot Value	320,499.00 x .35 = 110,617	
Factor Value		
Adjustments	1.0000	
Lot Value	110,617	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Vinyl
Base/Total Area	1,494 / 1,494
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,494
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	483 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1979 / 35

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	249,915 167.28 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	122,616
Lot Value	110,617
Indicated Value	233,233 156.11 Per SqFt
Agland Value	
Site Improvements	70,983
Total Value	304,216 203.63 Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	103.57	Total Misc Impr	+ 5,711				
Roofing Adj	+ 5.62	Garage Cost	+ 15,499				
Subfloor Adj	+ -2.42	Total RCN	= 215,116				
Heat/Cool Adj	+ 12.64	Depreciation (43%)	- 92,500				
Plumbing Adj	+ 10.38	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 122,616				
Adj Base Cost	= 129.79	Lot Value	+ 110,617				
Total Area	x 1,494	Indicated Value	= 233,233				
Adjusted Cost	= 193,906	Value Per SqFt	156.11				

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	74677	16x4		64	26.73		1,711
SUN	Sunroom	74678	16x10		160	25.00		4,000



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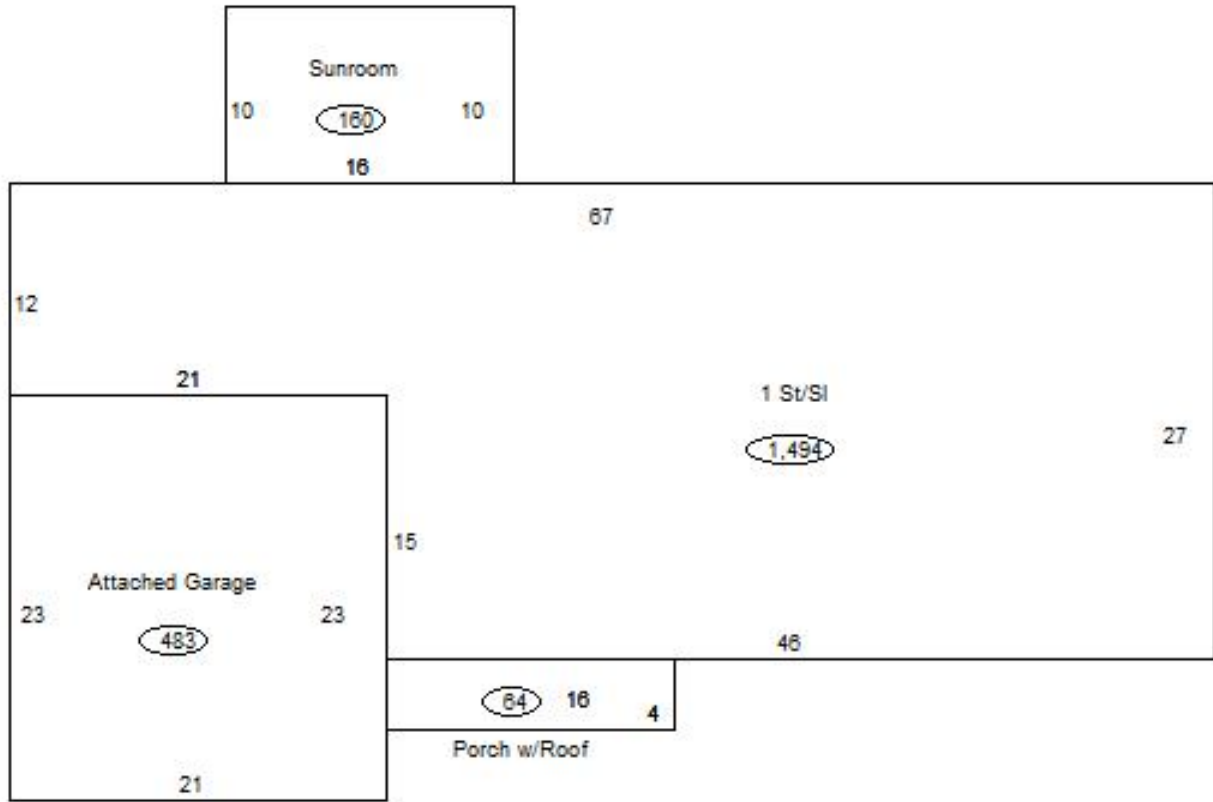
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Sketch Image

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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	1,494	1.000	1,494
2	G	1		13	Attached Garage	483	1.000	483
3	M	PRCH		13	SLBC	64	1.000	64
4	M	SUN		13	Sunroom	160	1.000	160
Total Building Area						1,494		1,494



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			2,940
	Qual 4	Cond 3	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
		Base Cost (30.18 x 2,940)	88,729	88,729	17,746	70,983