



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:23:57
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Assessment Data					Primary Image																																		
Account 660031696 Parcel ID 000000-00-0-00078-001-0033 Cadastral ID 36-21-15-10400 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 291362 RANDHAWA, GURSEWAK S & MANPREET K 25050 S RED OAK DR CLAREMORE OK 74019-5563 Parcel Location Situs 24725 EASTWOOD Subdivision BRIDGEPORT II Lot/Block 0033 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 36 / 21 / 15 / 5 Neighborhood 1109 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS																																							
Legal Description Lot/Long: 36.25267410 -95.65990629																																							
Building Permits					<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																									
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Parcel Valuation																																							
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax																														
Remove Cap	2007	Land Value	45,234	28,437	11%	3,128	Assessed	15,432	1,606.96																														
Year Frozen	0	Improvements	114,918	111,851		12,304	Penalty	0																															
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00																														
TIF Project ID	0	Total Value	160,152	140,288		15,432	Total Taxable	15,432	1,607.00																														
Assessment History																																							
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																														
2025	2025-660031696	RANDHAWA, GURSEWAK S & MANPREET K			80	160,518	0	14,697	1,530.00																														
2024	2024-660031696	RANDHAWA, GURSEWAK S & MANPREET K			80	162,260	0	13,997	1,341.00																														
2023	2023-660031696	RANDHAWA, GURSEWAK S & MANPREET K			80	131,417	0	13,330	1,258.00																														
2022	2022-660031696	RANDHAWA, GURSEWAK S & MANPREET K			80	120,583	0	12,696	1,220.00																														
2021	2021-660031696	RANDHAWA, GURSEWAK S & MANPREET K			80	113,471	0	12,092	1,132.00																														
2020	2020-660031696	RANDHAWA, GURSEWAK S & MANPREET K			80	104,687	0	11,516	1,080.00																														
2019	2019-660031696	RANDHAWA, GURSEWAK S & MANPREET K			80	100,930	0	11,102	1,057.00																														
2018	2018-660031696	RANDHAWA, GURSEWAK S & MANPREET K			80	103,656	0	11,402	1,086.00																														
2017	2017-660031696	RANDHAWA, GURSEWAK S & MANPREET K			80	102,850	0	11,314	1,081.00																														
2016	2016-660031696	RANDHAWA, GURSEWAK S & MANPREET K			80	100,337	0	11,037	1,058.00																														
2015	2015-660031696	RANDHAWA, GURSEWAK S & MANPREET K			80	99,373	0	10,931	1,056.00																														
2014	2014-660031696	RANDHAWA, GURSEWAK S & MANPREET K			80	100,160	0	11,018	1,007.00																														
2013	2013-660031696	RANDHAWA, GURSEWAK S & MANPREET K			80	99,899	0	10,752	1,018.00																														



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Lot Data	Square-Foot - NBHD 1109 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	9500	
Non-Ag Acres	0.1762	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	7,674.00 x 5.89 = 45,234	<p>\\tsclient\T\TOM\COMMERCIAL PICS\2022-06-27\IMG_0057.JPG 6/29/2022</p>
Factor Value		
Adjustments	1.0000	
Lot Value	45,234	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	5% Veneer, Masonry 95% Frame, Siding, Wood
Base/Total Area	1,063 / 1,063
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,063
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	456 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1997 / 22

Cost Approach		Manual : 01/2025	
Base Cost	107.49	Total Misc Impr	+ 4,644
Roofing Adj	+ 4.94	Garage Cost	+ 12,814
Subfloor Adj	+ -1.30	Total RCN	= 161,856
Heat/Cool Adj	+ 11.47	Depreciation (29%)	- 46,938
Plumbing Adj	+ 13.24	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 114,918
Adj Base Cost	= 135.84	Lot Value	+ 45,234
Total Area	x 1,063	Indicated Value	= 160,152
Adjusted Cost	= 144,398	Value Per SqFt	150.66

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	150,687 141.76 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	145,020 Per SqFt

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	114,918
Lot Value	45,234
Indicated Value	160,152 150.66 Per SqFt
Agland Value	
Site Improvements	
Total Value	160,152 150.66 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	75562	138		138	23.81		3,286
PATO	SLAB PORCH - OPEN	75563	128		128	10.61		1,358



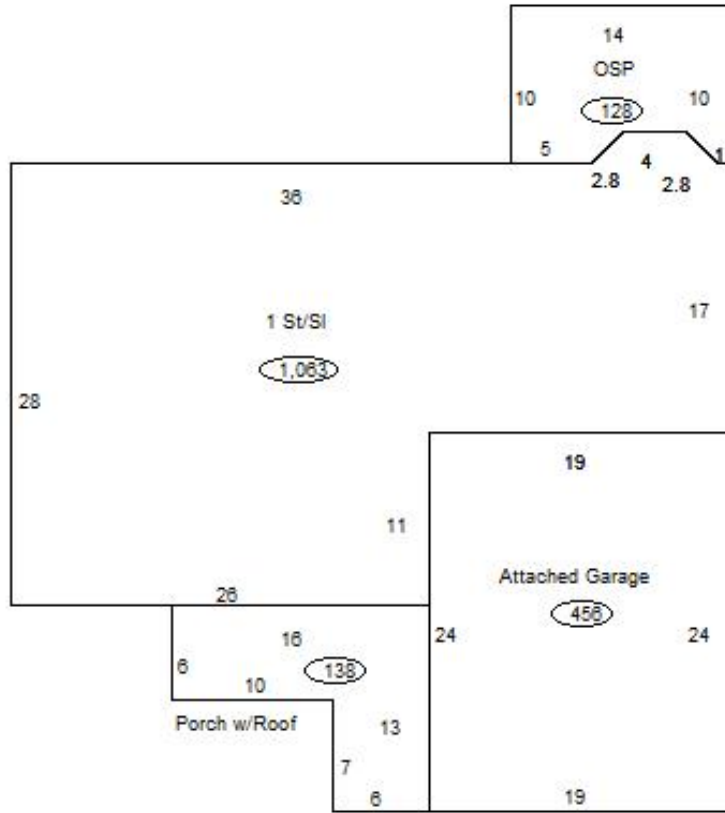
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Sketch Image

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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	1,063	1.000	1,063
2	G	1		13	Attached Garage	456	1.000	456
3	M	PRCH		13	SLBC	138	1.000	138
4	M	PATO		13	Open Slab	128	1.000	128
Total Building Area						1,063		1,063