



# 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	660052389								
Parcel ID	20N16E-06-3-00000-000-0000								
Cadastral ID	06-20-16-00540								
Property Type	REAL - Real Property								
Property Class	RR	VI Area	3						
Tax Area	4 - VERDIGRIS/VERD FIRE								
Name ID	106704								
DAVIS, DAN R & LINDA M									
25625 S 4130 RD CLAREMORE OK 74019-0000									
Parcel Location									
Situs	25625 S 4130 RD								
Subdivision									
Lot/Block	/	Parcel Size	7.24 - Acres						
Sec/Twn/Rng	6 / 20 / 16 / 3								
Neighborhood	2016 - UNPLATTED LAND								
School District	S008 - VERDIGRIS SCHOOLS								
Legal Description Lat/Long: 36.23976027 -95.65375580									
TR IN GOV'T LOT 6 DESC AS: BEG PT ON W/L LOT 6 & 209.22 N OF SW/C THEREOF; N00-05-43E 451.57'; S89-45-30E 671.58'; S00.0200W 481.62'; N89-45-14W 395.43'; N01-09-47W 30'; N89-45-07W 276.02' TO POB.									
Building Permits									
Number	Description	Opened	Closed	Amount					
R 2017 08 35 R19-	NEW POOL HOUSE 960 SQ FT	08/2017	09/2018	40,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	
Remove Cap	0	Land Value	122,914	70,659	11%	7,772	Assessed	46,465 4,838.49	
Year Frozen	2023	Improvements	611,895	351,756		38,693	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -87.00	
TIF Project ID	0	Total Value	734,809	422,415		46,465	Total Taxable	45,465 4,751.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660052389	DAVIS, DAN R & LINDA M	4	617,332	1000	45,466	4,751.00		
2024	2024-660052389	DAVIS, DAN R & LINDA M	4	644,859	1000	45,466	4,369.00		
2023	2023-660052389	DAVIS, DAN R & LINDA M	4	521,724	1000	45,466	4,303.00		
2022	2022-660052389	DAVIS, DAN R & LINDA M	4	499,942	1000	44,113	4,250.00		
2021	2021-660052389	DAVIS, DAN R & LINDA M	4	502,540	1000	42,799	4,016.00		
2020	2020-660052389	DAVIS, DAN R & LINDA M	4	494,667	1000	41,523	3,904.00		
2019	2019-660052389	DAVIS, DAN R & LINDA M	4	465,479	1000	40,284	3,847.00		
2018	2018-660052389	DAVIS, DAN R & LINDA M	4	434,803	1000	35,021	3,348.00		
2017	2017-660052389	DAVIS, DAN R & LINDA M	4	429,000	1000	33,972	3,256.00		
2016	2016-660052389	DAVIS, DAN R & LINDA M	4	419,340	1000	32,953	3,168.00		
2015	2015-660052389	DAVIS, DAN R & LINDA M	4	407,092	1000	31,964	3,098.00		
2014	2014-660052389	DAVIS, DAN R & LINDA M	4	411,228	1000	31,004	2,844.00		
2013	2013-660052389	DAVIS, DAN R & LINDA M	4	390,571	1000	30,072	2,857.00		



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Lot Data	Square-Foot - UNPLATTED LAND (ACRES)	Primary Image
Lot Size		
Lot Count		
Units Buildable	7.24	
Non-Ag Acres	7.358	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	320,513.00 x .38 = 122,914	
Factor Value		
Adjustments	1.0000	
Lot Value	122,914	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	40% Veneer, Masonry 60% Frame, Siding, Wood
Base/Total Area	2,478 / 3,717
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,478
Fixture/RghIn	13 /
Bed/F/H Bath	4 / 2.3 /
Basement Area	
Garage Type	630 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1997 / 20



D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-10-15\IM 10/15/2021

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	589,152	158.50	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	95.78	Total Misc Impr	+	33,593			
Roofing Adj	+ 3.88	Garage Cost	+	36,546			
Subfloor Adj	+ -3.06	Total RCN	=	513,280			
Heat/Cool Adj	+ 16.31	Depreciation ( 23%)	-	118,054			
Plumbing Adj	+ 6.31	Lump Sums	+	93,381			
Basement Adj	+ 0.00	RCNLD	=	488,607			
Adj Base Cost	= 119.22	Lot Value	+	122,914			
Total Area	x 3,717	Indicated Value	=	611,521			
Adjusted Cost	= 443,141	Value Per SqFt		164.52			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	488,607		
Lot Value	122,914		
Indicated Value	611,521	164.52	Per SqFt
Agland Value			
Site Improvements	123,288		
Total Value	734,809	197.69	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	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	78007	22x10		220	32.19		7,082
PRCH	SLAB PORCH - COVERED	78008	14x4		56	33.02		1,849
PRCH	SLAB PORCH - COVERED	78009	28x9		252	32.09		8,087
PRCH	SLAB PORCH - COVERED	78010	19x7		133	32.67		4,345
PATC	Patio - Covered	184264	16x14		224	22.26		4,986
GRDT	Garage - Detached	184265	30x28		840	37.96		31,886
GRDT	Garage - Detached	184266	54x30		1,620	37.96		61,495



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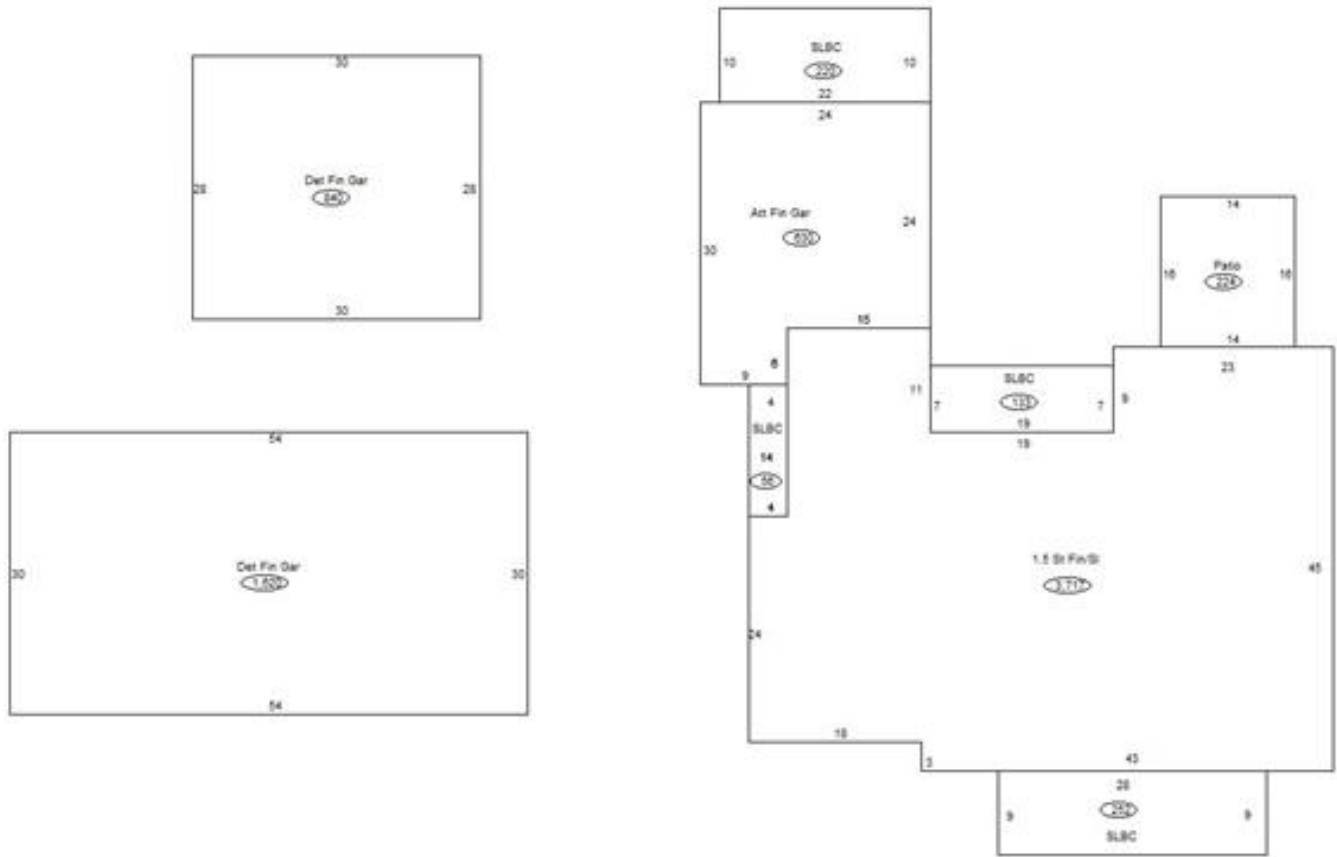
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,478	1.500	3,717
2	G	5	Slab	13	Att Fin Gar	630	1.000	630
3	M	PRCH		13	SLBC	220	1.000	220
4	M	PRCH		13	SLBC	56	1.000	56
5	M	PRCH		13	SLBC	252	1.000	252
6	M	PRCH		13	SLBC	133	1.000	133
7	M	PATC		13	Patio	224	1.000	224
8	G	6		13	Det Fin Gar	840	1.000	840
9	G	6		13	Det Fin Gar	1,620	1.000	1,620
<b>Total Building Area</b>						<b>2,478</b>		<b>3,717</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	WODO	Wood Deck - Open	0x0x0	Plank		2,064
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2020	<b>Eff Age</b> 0		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (16.68 x 2,064)		34,428		34,428		34,428
	PLHR	Pool House - Residential	30x32x10	Concrete	Composition Shingle	960
	<b>Qual</b> 3.5	<b>Cond</b> 3	<b>Year</b> 2018	<b>Eff Age</b> 6		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (7% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (88.98 x 960)		85,421		85,421	5,979	79,442
	WODO	Wood Deck - Open	0x0x0	Plank		
	<b>Qual</b> 4	<b>Cond</b> 3	<b>Year</b> 2018	<b>Eff Age</b> 6		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ 0% Func)</b>	<b>RCNLD</b>	
Base Cost (21.30 x )						
	SPLG	Swimming Pool - In Ground	0x0x0	Concrete		330
	<b>Qual</b> 4	<b>Cond</b> 3	<b>Year</b> 2018	<b>Eff Age</b>		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (58.78 x 330)		19,397		19,397	15,518	3,879
	ASC	Awing/Shelter/Carport	6x10x6	Concrete	Formed Metal	60
	<b>Qual</b> 3.5	<b>Cond</b> 3	<b>Year</b> 2018	<b>Eff Age</b> 6		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (24% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (5.14 x 60)		308		308	74	234
	PACN	Paving - Concrete	0x0x0	Concrete		900
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2018	<b>Eff Age</b> 4		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (21% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (4.81 x 900)		4,329		4,329	909	3,420
	SHDS	Shed - Small	6x10x6	Plank	Composition Shingle	60
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2015	<b>Eff Age</b> 8		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (37% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (32.76 x 60)		1,966		1,966	727	1,239



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LOAF	Loafing Shed	14x16x8	Dirt	Formed Metal	224
	Qual 3	Cond 3	Year 2000	Eff Age 20		

Valuation Summary	Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
Base Cost (7.03 x 224)	1,575		1,575	929
				646