



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 05:32:59  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660068865 <b>Parcel ID</b> 000000-00-0-00422-001-0011 <b>Cadastral ID</b> 25-21-15-01900 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 4 <b>Tax Area</b> 80 - VERDIGRIS TOWN/ VERDIGRI <b>Name ID</b> 326887 TREAT, BRIAN & JANE REVOCABLE TRUST  23025 S BISWELL DR CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 23025 E BISWELL DR <b>Subdivision</b> KY LAKE EST AMD <b>Lot/Block</b> 0011 / 0001 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 25 / 21 / 15 / 5 <b>Neighborhood</b> 1007 - R-V01-SW CLAREMORE <b>School District</b> S008 - VERDIGRIS SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.27692549 -95.65379458																																																																																																																									
<b>Building Permits</b>					<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>2169</td> <td>R6 FOR NEW SHOP</td> <td>04/2005</td> <td>11/2005</td> <td>15,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	2169	R6 FOR NEW SHOP	04/2005	11/2005	15,000																																																																																																						
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Lot Data	Square-Foot - NBHD 1007 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 1.0545 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> 0  <b>Method</b> Square-Foot <b>Base Lot Value</b> 45,934.00 x .94 = 43,178 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 43,178		<p>\\tsclient\TOM\COMMERCIAL PICS\2022-08-19\IMG_0011.JPG 8/22/2022</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	2,209 / 2,889
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	2,209
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	715 Attached Garage - Unfinished 3 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	1998 / 21



GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	381,555	132.07	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	
<b>Indicated Value</b>	

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	93.17	<b>Total Misc Impr</b>	+ 15,482				
<b>Roofing Adj</b>	+ 3.51	<b>Garage Cost</b>	+ 21,321				
<b>Subfloor Adj</b>	+ -1.67	<b>Total RCN</b>	= 363,318				
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 25%)</b>	- 90,830				
<b>Plumbing Adj</b>	+ 5.37	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 272,488				
<b>Adj Base Cost</b>	= 113.02	<b>Lot Value</b>	+ 43,178				
<b>Total Area</b>	x 2,889	<b>Indicated Value</b>	= 315,666				
<b>Adjusted Cost</b>	= 326,515	<b>Value Per SqFt</b>	109.26				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	272,488		
<b>Lot Value</b>	43,178		
<b>Indicated Value</b>	315,666	109.26	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	59,052		
<b>Total Value</b>	374,718	129.71	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	83818		145	145	26.47		3,838
PRCH	SLAB PORCH - COVERED	83819	21x8		168	26.40		4,435
PATO	SLAB PORCH - OPEN	83820		144	144	11.07		1,594



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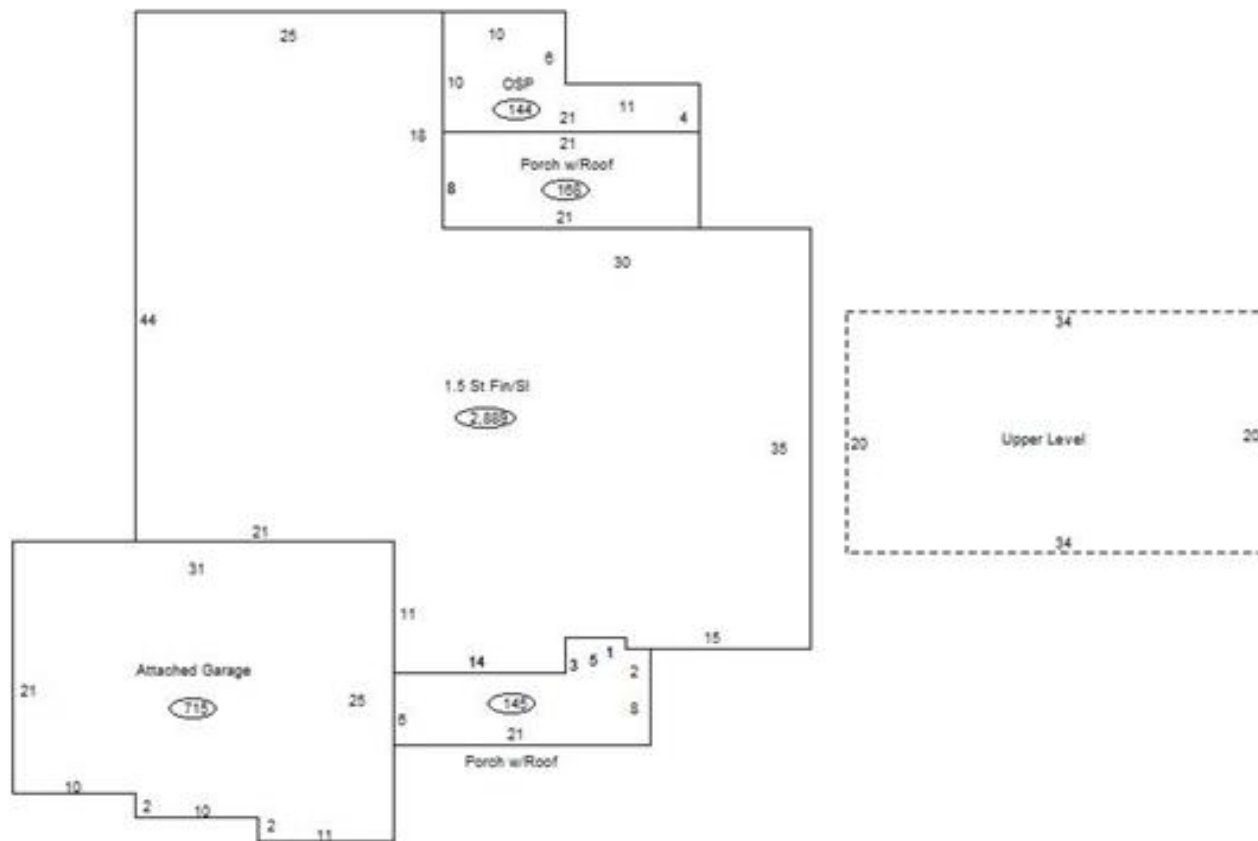
Date 04/18/2026

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Sketch Image

660068865



### 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/Sl	2,209	1.308	2,889
2	G	1		13	Attached Garage	715	1.000	715
3	M	PRCH		13	SLBC	145	1.000	145
4	M	PRCH		13	SLBC	168	1.000	168
5	M	PATO		13	Open Slab	144	1.000	144
6	U	^UL		13	Upper Level	680	1.000	680
<b>Total Building Area</b>						<b>2,209</b>		<b>2,889</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	0x0x0			972
	Qual	4	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b> Base Cost (37.96 x 972) 36,897		<b>Modifier Total</b>	<b>RCN</b> 36,897	<b>Depr (5% Phys/ % Func)</b> 1,845	<b>RCNLD</b> 35,052
	SG	SWIM-GUNITE	0x0x0			1
	Qual	3	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b> Base Cost (30,000.00 x 1) 30,000		<b>Modifier Total</b>	<b>RCN</b> 30,000	<b>Depr (20% Phys/ % Func)</b> 6,000	<b>RCNLD</b> 24,000