



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 06:49:16
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Assessment Data					Primary Image																																																																																																																				
Account 660087061 Parcel ID 000000-00-0-80238-001-0006 Cadastral ID 01-20-15-07090 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 342731 SMITH, KANDIS & PAUL 25058 S BROOK LN CLAREMORE OK 74019-0000 Parcel Location Situs 25058 S BROOK LN Subdivision CROSSING AT ROSELAKE Lot/Block 0006 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 15 / 5 Neighborhood 1109 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>660087061_001.JPG 9/28/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.24886265 -95.65921642 CROSSING AT ROSELAKE LOT 6 BLOCK 1																																																																																																																									
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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.2192		
Topography	LEVEL		
Street Access	PAVED		
Utilities	ALL		
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	9,547.00 x 5.42 = 51,790		
Factor Value			
Adjustments	1.0000		
Lot Value	51,790		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Vinyl
Base/Total Area	1,576 / 1,576
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,576
Fixture/RghIn	12 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	380 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2011 / 11

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	194,840	123.63	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	7		
Indicated Value	176,830		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	98.29	Total Misc Impr	+ 9,099
Roofing Adj	+ 4.47	Garage Cost	+ 14,109
Subfloor Adj	+ -1.15	Total RCN	= 216,725
Heat/Cool Adj	+ 11.47	Depreciation (12%)	- 26,007
Plumbing Adj	+ 9.71	Lump Sums	+ 3,388
Basement Adj	+ 0.00	RCNLD	= 194,106
Adj Base Cost	= 122.79	Lot Value	+ 51,790
Total Area	x 1,576	Indicated Value	= 245,896
Adjusted Cost	= 193,517	Value Per SqFt	156.03

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	194,106		
Lot Value	51,790		
Indicated Value	245,896	156.03	Per SqFt
Agland Value			
Site Improvements			
Total Value	245,896	156.03	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	106344		68	68	24.05		1,635
PATO	Patio - Open	174448	22x12		264	8.97		2,368
WODO	Wood Deck - Open	174449	12x12		144	23.53		3,388

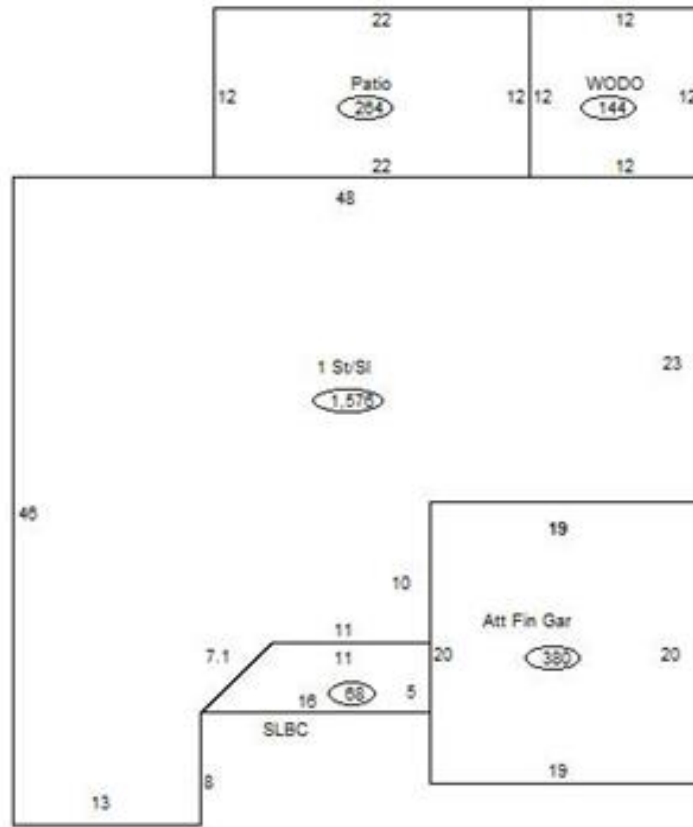


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Sketch Image

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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	1,576	1.000	1,576
2	M	PRCH		13	SLBC	68	1.000	68
3	G	5		13	Att Fin Gar	380	1.000	380
4	M	PATO		13	Patio	264	1.000	264
5	M	WODO		13	WODO	144	1.000	144
Total Building Area						1,576		1,576