




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 08:15:10  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660087076 <b>Parcel ID</b> 000000-00-0-80238-002-0003 <b>Cadastral ID</b> 01-20-15-07240 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 3 <b>Tax Area</b> 80 - VERDIGRIS TOWN/ VERDIGRI <b>Name ID</b> 334629 KING, JOHNATHAN PARKER & TAYLOR B  25057 S ROSELAKE DR CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 25057 S ROSELAKE DR <b>Subdivision</b> CROSSING AT ROSELAKE <b>Lot/Block</b> 0003 / 0002 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 1 / 20 / 15 / 5 <b>Neighborhood</b> 1109 - R-V03-SW VERDIGRIS <b>School District</b> S008 - VERDIGRIS SCHOOLS					 <p>660087076_001.JPG 9/28/2025</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.24867408 -95.65751536																																																																																																																									
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Lot Data	Square-Foot - NBHD 1109 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.1492 <b>Topography</b> LEVEL <b>Street Access</b> PAVED <b>Utilities</b> ALL <b>Amenities</b> 0  <b>Method</b> Square-Foot <b>Base Lot Value</b> 6,501.00 x 5.95 = 38,681 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 38,681		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	10% Veneer, Masonry 90% Frame, Siding, Vinyl
<b>Base/Total Area</b>	1,482 / 1,482
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,482
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	404 Attached Garage - Finished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	2012 / 11

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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>	192,910	130.17	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	6		
<b>Indicated Value</b>	181,640		Per SqFt

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	175,608		
<b>Lot Value</b>	38,681		
<b>Indicated Value</b>	214,289	144.59	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	214,289	144.59	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	98.56	<b>Total Misc Impr</b>	+	2,666			
<b>Roofing Adj</b>	+ 4.53	<b>Garage Cost</b>	+	14,766			
<b>Subfloor Adj</b>	+ -1.17	<b>Total RCN</b>	=	199,555			
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 12%)</b>	-	23,947			
<b>Plumbing Adj</b>	+ 9.50	<b>Lump Sums</b>	+	0			
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	175,608			
<b>Adj Base Cost</b>	= 122.89	<b>Lot Value</b>	+	38,681			
<b>Total Area</b>	x 1,482	<b>Indicated Value</b>	=	214,289			
<b>Adjusted Cost</b>	= 182,123	<b>Value Per SqFt</b>		144.59			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	115473	13x7		91	23.98		2,182
PRCH	SLAB PORCH - COVERED	115475	5x4		20	24.21		484



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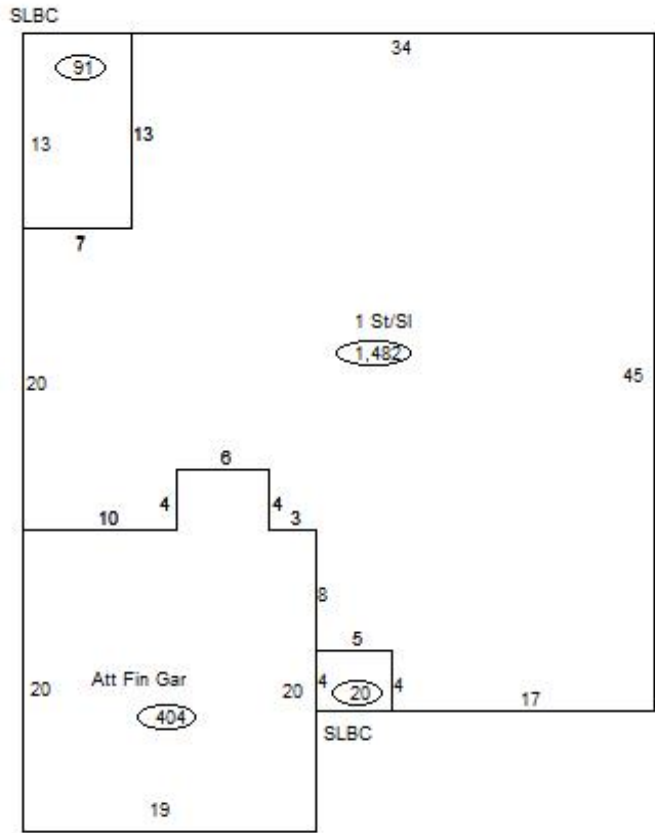
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Sketch Image

660087076



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,482	1.000	1,482
2	M	PRCH		13	SLBC	91	1.000	91
3	G	5		13	Att Fin Gar	404	1.000	404
4	M	PRCH		13	SLBC	20	1.000	20
<b>Total Building Area</b>						1,482		1,482