



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660090841 Parcel ID 20N15E-01-1-00000-000-0000 Cadastral ID 01-20-15-03110 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 321408 HARRIS, ANTHONY D 25252 S 4130 RD CLAREMORE OK 74019-0000 Parcel Location Situs 25252 S 4130 RD Subdivision Lot/Block / Parcel Size 2.5 - Acres Sec/Twn/Rng 1 / 20 / 15 / 1 Neighborhood 2015 - UNPLATTED School District S008 - VERDIGRIS SCHOOLS					<p>660090841_002.JPG 9/28/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.24581693 -95.65568527 COMM AT SE/C NE/4; N00-01-50E 1219.38' TO POB; TH N00-01-50E 223 29'; TH N89-58-10W 487.7'; TH S00-01-50W 223.29'; S89-58-10W 487.7' TO POB.																																																																																																																									
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Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
Lot Size Lot Count Units Buildable 2.5 Non-Ag Acres 2.4645 Topography Street Access Utilities Amenities LAND QUALITY 0 FLOOD ZONE 0 Method Square-Foot Base Lot Value 107,353.00 x .44 = 47,529 Factor Value Adjustments 1.0000 Lot Value 47,529		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,268 / 1,268
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,268
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	462 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1980 / 35

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	192,916	152.14	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	111.03	Total Misc Impr	+	12,261			
Roofing Adj	+ 4.68	Garage Cost	+	16,207			
Subfloor Adj	+ -1.21	Total RCN	=	202,273			
Heat/Cool Adj	+ 11.47	Depreciation (44%)	-	89,000			
Plumbing Adj	+ 11.10	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	113,273			
Adj Base Cost	= 137.07	Lot Value	+	47,529			
Total Area	x 1,268	Indicated Value	=	160,802			
Adjusted Cost	= 173,805	Value Per SqFt		126.82			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	113,273		
Lot Value	47,529		
Indicated Value	160,802	126.82	Per SqFt
Agland Value			
Site Improvements	47,111		
Total Value	207,913	163.97	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	110634		92	92	23.98		2,206
PATC	Patio - Covered	110635	19x18		342	14.50		4,959



Rogers

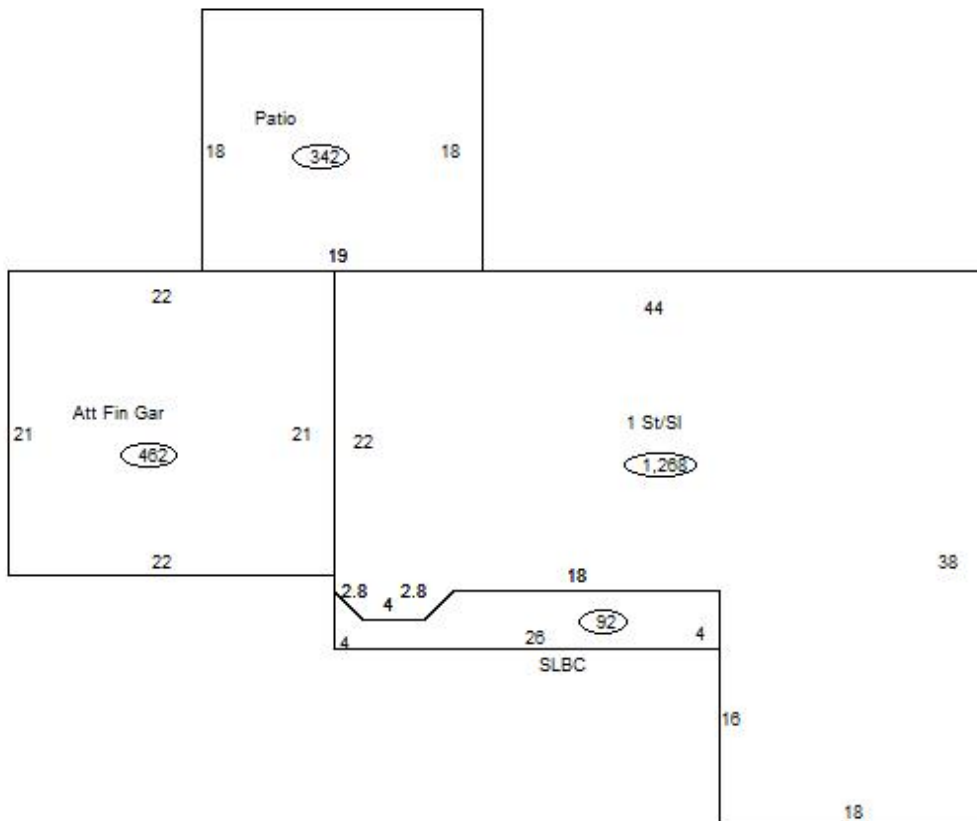
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Sketch Image

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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	1,268	1.000	1,268
2	G	5		13	Att Fin Gar	462	1.000	462
3	M	PRCH		13	SLBC	92	1.000	92
4	M	PATC		13	Patio	342	1.000	342
Total Building Area						1,268		1,268



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	WODO	Wood Deck - Open	0x0x0	Plank		336
	Qual 3	Cond 3	Year 2020	Eff Age 5		
	Valuation Summary		Modifier Total	RCN	Depr (27% Phys/ % Func)	RCNLD
	Base Cost (16.99 x 336)		5,709	5,709	1,541	4,168
	UTIL	SHOP BUILDING	40x40x10	Concrete	Formed Metal	1,600
	Qual 2	Cond 3	Year 2015	Eff Age 8		
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (27.63 x 1,600)		44,208	44,208	6,631	37,577
	LOAF	Loafing Shed	14x36x6	Dirt	Formed Metal	504
	Qual 3	Cond 3	Year 2013	Eff Age 10		
	Valuation Summary		Modifier Total	RCN	Depr (42% Phys/ % Func)	RCNLD
	Base Cost (6.73 x 504)		3,392	3,392	1,425	1,967
	LNT0	Lean To - Attached	12x36x6	Dirt	Formed Metal	432
	Qual 2	Cond 3	Year 2013	Eff Age 10		
	Valuation Summary		Modifier Total	RCN	Depr (47% Phys/ % Func)	RCNLD
	Base Cost (8.28 x 432)		3,577	3,577	1,681	1,896
	CPDT	CARPORT - DETACHED	18x20x8	Concrete	Formed Metal	360
	Qual 3	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
	Base Cost (8.70 x 360)		3,132	3,132	1,629	1,503