



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 660093353 Parcel ID 000000-00-0-80238-003-0002 Cadastral ID 01-20-15-07390 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 309738 MCKAUGHAN, KATLIN ANN 25104 S ROSELAKE DR CLAREMORE OK 74019-0000 Parcel Location Situs 25104 S ROSELAKE DR Subdivision CROSSING AT ROSELAKE Lot/Block 0002 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 15 / 5 Neighborhood 1109 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS				<p>660093353_001.JPG 9/29/2025</p>						
Legal Description Lat/Long: 36.24838028 -95.65822782				Building Permits						
CROSSING AT ROSELAKE LOT 2 BLOCK 3				Number	Description	Opened	Closed	Amount		
				10-20	R12-NEW 1548 SQ FT SFR	03/2011	05/2011	65,000		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					2327/770	RAUSCH COLEMAN HOMES OF	04/30/2013	130,000	YES	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	
Remove Cap	2014		Land Value	39,050	29,081	11%	3,199	Assessed	19,045	1,983.19
Year Frozen	0		Improvements	150,040	144,056		15,846	Penalty	0	
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0		Total Value	189,090	173,137		19,045	Total Taxable	19,045	1,983.00
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660093353	MCKAUGHAN, KATLIN ANN			80	176,247	0	18,139	1,889.00	
2024	2024-660093353	MCKAUGHAN, KATLIN ANN			80	177,181	0	17,275	1,656.00	
2023	2023-660093353	MCKAUGHAN, KATLIN ANN			80	159,364	0	16,452	1,553.00	
2022	2022-660093353	MCKAUGHAN, KATLIN ANN			80	160,841	0	15,669	1,506.00	
2021	2021-660093353	MCKAUGHAN, KATLIN ANN			80	135,659	0	14,922	1,397.00	
2020	2020-660093353	MCKAUGHAN, KATLIN ANN			80	133,571	0	14,693	1,378.00	
2019	2019-660093353	MCKAUGHAN, KATLIN ANN			80	128,363	0	14,120	1,344.00	
2018	2018-660093353	MCKAUGHAN, KATLIN ANN			80	130,495	0	14,354	1,368.00	
2017	2017-660093353	MCKAUGHAN, KATLIN ANN			80	129,491	0	14,244	1,361.00	
2016	2016-660093353	MCKAUGHAN, KATLIN ANN			80	126,328	0	13,896	1,332.00	
2015	2015-660093353	MCKAUGHAN, KATLIN ANN			80	123,773	0	13,615	1,315.00	
2014	2014-660093353	MCKAUGHAN, KATLIN ANN			80	130,000	0	14,300	1,306.00	
2013	2013-660093353	MCKAUGHAN, KATLIN ANN			80	46,729	0	5,048	478.00	



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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.1507		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	6,563.00 x 5.95 = 39,050		
Factor Value			
Adjustments	1.0000		
Lot Value	39,050		



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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	90% Frame, Siding, Vinyl 10% Veneer, Masonry
Base/Total Area	1,148 / 1,148
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,148
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 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	172,238	150.03	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	174,310		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.79	Total Misc Impr	+	4,476			
Roofing Adj	+ 4.73	Garage Cost	+	14,664			
Subfloor Adj	+ -1.25	Total RCN	=	168,380			
Heat/Cool Adj	+ 11.47	Depreciation (12%)	-	20,206			
Plumbing Adj	+ 12.26	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	148,174			
Adj Base Cost	= 130.00	Lot Value	+	39,050			
Total Area	x 1,148	Indicated Value	=	187,224			
Adjusted Cost	= 149,240	Value Per SqFt		163.09			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	148,174		
Lot Value	39,050		
Indicated Value	187,224	163.09	Per SqFt
Agland Value			
Site Improvements	1,866		
Total Value	189,090	164.71	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	119396	13x4		52	24.10		1,253
PATO	Patio - Open	174452	44x9		396	8.14		3,223



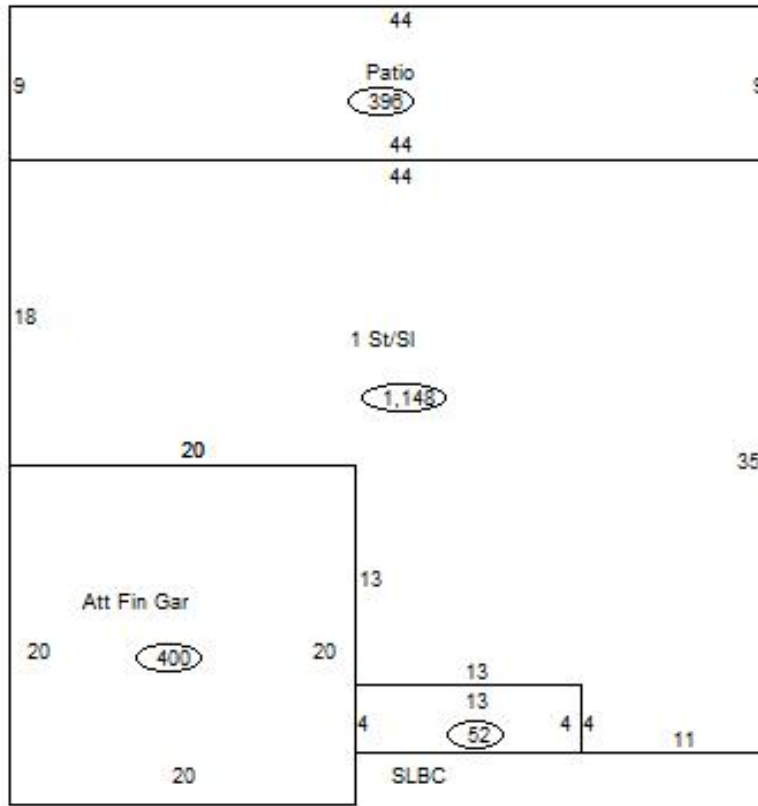
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Sketch Image

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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	1,148	1.000	1,148
2	G	5		13	Att Fin Gar	400	1.000	400
3	M	PRCH		13	SLBC	52	1.000	52
4	M	PATO		13	Patio	396	1.000	396
Total Building Area						1,148		1,148



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x12x8	Plank	Composition Shingle	96
	Qual	2	Cond 3	Year 2022	Eff Age 3	
Valuation Summary		Modifier Total		RCN	Depr (14% Phys/ % Func)	RCNLD
Base Cost (22.60 x 96)		2,170		2,170	304	1,866