




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660093354 <b>Parcel ID</b> 000000-00-0-80238-003-0003 <b>Cadastral ID</b> 01-20-15-07400 <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> 338798 SHOCKLEY, GRAYSON & AMBER MCCOMBS  25128 S ROSELAKE DR CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 25128 S ROSELAKE DR <b>Subdivision</b> CROSSING AT ROSELAKE <b>Lot/Block</b> 0003 / 0003 <b>Parcel Size</b> 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>660093354_001.JPG 9/29/2025</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.24823131 -95.65832669 CROSSING AT ROSELAKE LOT 3 BLOCK 3																																																																																																																									
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Lot Data		Square-Foot - NBHD 1109 #1		Primary Image	
Lot Size					
Lot Count					
Units Buildable	1				
Non-Ag Acres	0.1493				
Topography					
Street Access					
Utilities					
Amenities		0			
		0			
Method	Square-Foot				
Base Lot Value	6,504.00 x 5.95 = 38,699				
Factor Value					
Adjustments	1.2952				
Lot Value	50,124				
<b>Residential Data</b>				660093354_001.JPG 9/29/2025	
Type	1 Single Family Residence			<b>GRM Approach</b>	
Condition	3 - Average			GRM Code	
Quality	3 - Average			Gross Rent 0.00	
Architecture	TRAD TRADITIONAL			Indicated Value	
Style	100% 1 1/2 Story Finished			<b>Multiple Regression</b>	
Exterior Wall	10% Veneer, Masonry 90% Frame, Siding, Vinyl			MRA Code 1 Test	
Base/Total Area	1,322 / 2,498			Adusted R 0.8445	
Style	100% 1 1/2 Story Finished			Indicated Value 288,781 115.60 Per SqFt	
HVAC	100% Warmed & Cooled Air			<b>Direct Comparables</b>	
Roof Cover	1 Composition Shingle			Selection Model A Adam Test	
Area on Slab	1,322			Adjustment Model 1 2022 Residential	
Fixture/RghIn	16 /			Comparables 5	
Bed/F/H Bath	4 / 2.0 /			Indicated Value 286,100 Per SqFt	
Basement Area				<b>Value Reconciliation</b>	
Garage Type	416 Attached Garage - Finished 2 Stalls			Selected Approach Cost Approach	
Remodel				Improvements 263,289	
Year/Eff Age	2012 / 11			Lot Value 50,124	
<b>Cost Approach</b>		<b>Manual : 01/2025</b>		Indicated Value 313,413 125.47 Per SqFt	
Base Cost	86.87	Total Misc Impr	+ 4,003	Agland Value	
Roofing Adj	+ 2.71	Garage Cost	+ 17,497	Site Improvements 1,822	
Subfloor Adj	+ -1.29	Total RCN	= 295,830	Total Value 315,235 126.19 Total Value Per SqFt	
Heat/Cool Adj	+ 12.64	Depreciation ( 11%)	- 32,541		
Plumbing Adj	+ 8.89	Lump Sums	+ 0		
Basement Adj	+ 0.00	RCNLD	= 263,289		
Adj Base Cost	= 109.82	Lot Value	+ 50,124		
Total Area	x 2,498	Indicated Value	= 313,413		
Adjusted Cost	= 274,330	Value Per SqFt	125.47		

<b>Miscellaneous Improvements</b>							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	115638	18x5		90	26.65	2,399
PRCH	SLAB PORCH - COVERED	115639	12x5		60	26.74	1,604



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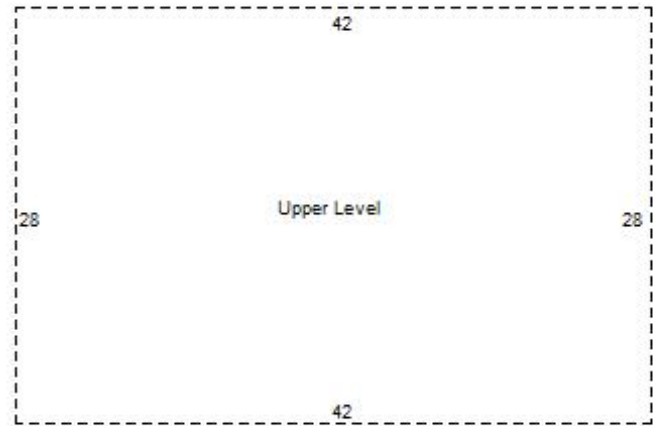
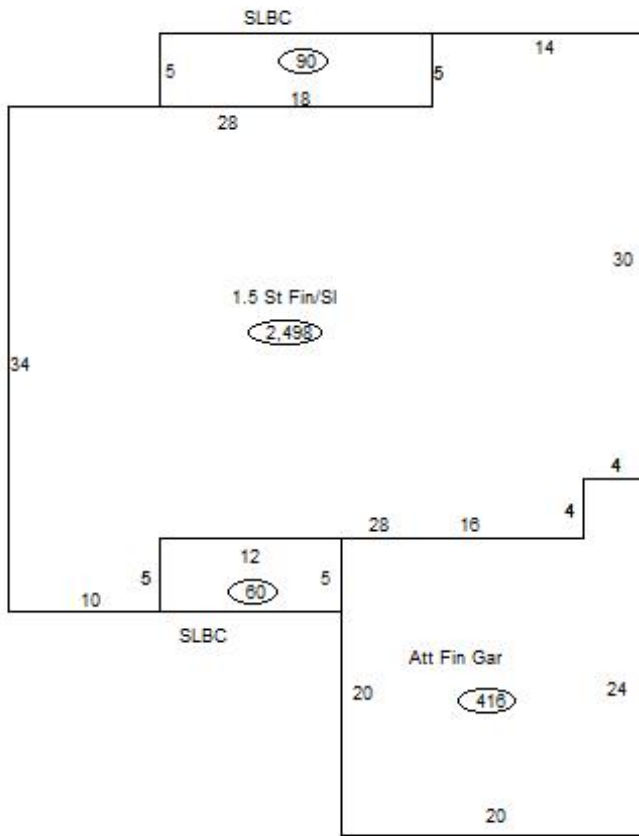
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,322	1.890	2,498
2	U	^UL		13	Upper Level	1,176	1.000	1,176
3	G	5		13	Att Fin Gar	416	1.000	416
4	M	PRCH		13	SLBC	90	1.000	90
5	M	PRCH		13	SLBC	60	1.000	60
<b>Total Building Area</b>						1,322		2,498



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x8x6	Plank	Formed Metal	96
	Qual	2	Cond 3	Year 2021	Eff Age 4	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (19% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (23.44 x 96)	2,250		2,250	428
						1,822