



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data					Primary Image				
Account	660093358								
Parcel ID	000000-00-0-80238-003-0007								
Cadastral ID	01-20-15-07440								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	3						
Tax Area	80 - VERDIGRIS TOWN/ VERDIGRI								
Name ID	346454								
ROGERS, JENIFER									
25105 S BROOK LN CLAREMORE OK 74019-0000									
Parcel Location									
Situs	25105 S BROOK LN								
Subdivision	CROSSING AT ROSELAKE								
Lot/Block	0007 / 0003	Parcel Size	1 - Lots						
Sec/Twn/Rng	1 / 20 / 15 / 5								
Neighborhood	1109 - R-V03-SW VERDIGRIS								
School District	S008 - VERDIGRIS SCHOOLS								
Legal Description Lat/Long: 36.24841863 -95.65866466									
Building Permits									
CROSSING AT ROSELAKE LOT 7 BLOCK 3									
Number	Description	Opened	Closed	Amount					
11-43	R13-NEW 1130 SQ FT SFR	12/2011	02/2012	54,240					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	No	1,000						
A	Add-Homestead	No	1,000						
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	RCH HOMES LLC	01/31/2025	200,000	YES					
/	WRIGHT, GREGORY GLENN	05/02/2024	159,000	10					
2227/744	RAUSCH COLEMAN HOMES OF	02/16/2012	117,000	YES					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	
Remove Cap	2026	Land Value	59,072	59,072	11%	6,498	Assessed	22,000 2,290.90	
Year Frozen	0	Improvements	140,928	140,928		15,502	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	
TIF Project ID	0	Total Value	200,000	200,000		22,000	Total Taxable	22,000 2,291.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660093358	ROGERS, JENIFER	80	173,844	0	19,123	1,991.00		
2024	2024-660093358	RCH HOMES LLC	80	174,569	1000	15,052	1,453.00		
2023	2023-660093358	WRIGHT, GREGORY GLENN	80	162,163	1000	14,584	1,388.00		
2022	2022-660093358	WRIGHT, GREGORY GLENN	80	162,201	1000	14,131	1,369.00		
2021	2021-660093358	WRIGHT, GREGORY GLENN	80	133,544	1000	13,690	1,291.00		
2020	2020-660093358	WRIGHT, GREGORY GLENN	80	132,648	2000	12,358	1,180.00		
2019	2019-660093358	WRIGHT, GREGORY GLENN	80	126,728	1000	12,940	1,243.00		
2018	2018-660093358	WRIGHT, GREGORY GLENN	80	128,669	1000	13,154	1,264.00		
2017	2017-660093358	WRIGHT, GREGORY GLENN	80	127,711	1000	13,048	1,257.00		
2016	2016-660093358	WRIGHT, GREGORY GLENN	80	124,710	1000	12,718	1,229.00		
2015	2015-660093358	WRIGHT, GREGORY GLENN	80	122,413	1000	12,465	1,214.00		
2014	2014-660093358	WRIGHT, GREGORY GLENN	80	123,518	1000	12,245	1,129.00		
2013	2013-660093358	WRIGHT, GREGORY GLENN	80	116,906	1000	11,860	1,133.00		



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Lot Data	Square-Foot - NBHD 1109 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.1492 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 6,501.00 x 5.95 = 38,681 Factor Value Adjustments 1.5272 Lot Value 59,072		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	10% Veneer, Masonry 90% Frame, Siding, Vinyl
Base/Total Area	1,128 / 1,128
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,128
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	380 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2012 / 11

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 169,049 149.87 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 7 Indicated Value 176,020 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	100.72	Total Misc Impr	+ 1,540	Roofing Adj	+ 4.63	Garage Cost	+ 14,109
Subfloor Adj	+ -1.20	Total RCN	= 160,146	Heat/Cool Adj	+ 11.47	Depreciation (12%)	- 19,218
Plumbing Adj	+ 12.48	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 140,928
Adj Base Cost	= 128.10	Lot Value	+ 59,072	Total Area	x 1,128	Indicated Value	= 200,000
		Value Per SqFt	177.30	Adjusted Cost	= 144,497		

Value Reconciliation
Selected Approach Cost Approach Improvements 140,928 Lot Value 59,072 Indicated Value 200,000 177.30 Per SqFt Agland Value Site Improvements Total Value 200,000 177.30 Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	115481	16x4		64	24.07	1,540



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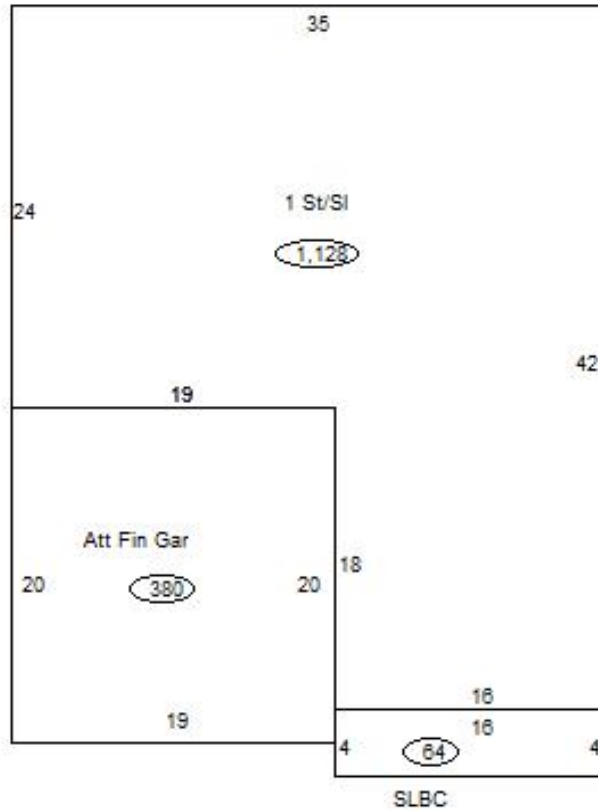
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Sketch Image

660093358



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,128	1.000	1,128
2	M	PRCH		13	SLBC	64	1.000	64
3	G	5		13	Att Fin Gar	380	1.000	380
Total Building Area						1,128		1,128