




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 07:14:42
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660093359 Parcel ID 000000-00-0-80238-003-0008 Cadastral ID 01-20-15-07450 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 346126 KIM, SEUNG JOON 25081 S BROOK LN CLAREMORE OK 74019-0000 Parcel Location Situs 25081 S BROOK LN Subdivision CROSSING AT ROSELAKE Lot/Block 0008 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 15 / 5 Neighborhood 1109 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					 <p>660093359_001.JPG 9/29/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.24868636 -95.65892488 CROSSING AT ROSELAKE LOT 8 BLOCK 3																																																																																																																									
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 Page 2

Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.1503		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	6,546.00 x 5.95 = 38,949		
Factor Value			
Adjustments	1.0000		
Lot Value	38,949		



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	1,517 / 1,517
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,517
Fixture/RghIn	13 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	380 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2011 / 11

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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	191,221	126.05	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	7		
Indicated Value	184,860		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	98.04	Total Misc Impr	+ 7,500
Roofing Adj	+ 4.50	Garage Cost	+ 14,109
Subfloor Adj	+ -1.15	Total RCN	= 209,323
Heat/Cool Adj	+ 11.47	Depreciation (12%)	- 25,119
Plumbing Adj	+ 10.88	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 184,204
Adj Base Cost	= 123.74	Lot Value	+ 38,949
Total Area	x 1,517	Indicated Value	= 223,153
Adjusted Cost	= 187,714	Value Per SqFt	147.10

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	184,204		
Lot Value	38,949		
Indicated Value	223,153	147.10	Per SqFt
Agland Value			
Site Improvements			
Total Value	223,153	147.10	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	112494	12x7		84	24.00		2,016
PRCH	SLAB PORCH - COVERED	112496	4x4		16	24.22		388



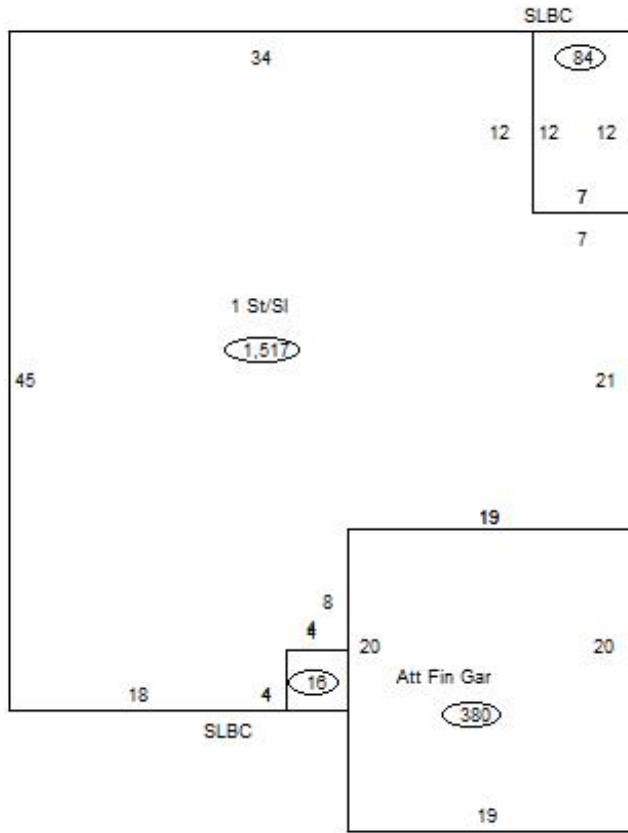
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 Page 3

Sketch Image

660093359



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,517	1.000	1,517
2	M	PRCH		13	SLBC	84	1.000	84
3	G	5		13	Att Fin Gar	380	1.000	380
4	M	PRCH		13	SLBC	16	1.000	16
Total Building Area						1,517		1,517