



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:34:06
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660093783 Parcel ID 20N16E-06-3-00000-000-0000 Cadastral ID 06-20-16-00541 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 106704 DAVIS, DAN R & LINDA M 25625 S 4130 RD CLAREMORE OK 74019-0000 Parcel Location Situs 25725 S 4130 RD UNIT A Subdivision Lot/Block / Parcel Size 1.15 - Acres Sec/Twn/Rng 6 / 20 / 16 / 3 Neighborhood 2016 - UNPLATTED LAND School District S008 - VERDIGRIS SCHOOLS																																																																																																																									
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Lat/Long: 36.23892515 -95.65443893 TR IN GOV'T LOT 6 DESC AS: BEG PT ON W/L LOT 6 & 30' N OF SW/C; N00-05-43E 179.22'; S89-45-07E 276.02'; S01-09-47E 179.27'; N89-45- 14W 279.95 TO POB.					<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - UNPLATTED LAND (ACRES)	Primary Image
Lot Size		
Lot Count		
Units Buildable	1.15	
Non-Ag Acres	1.1361	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	49,488.00 x .55 = 27,378	
Factor Value		
Adjustments	1.0000	
Lot Value	27,378	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	780 / 1,068
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	780
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	320 Attached Garage - Finished
Remodel	
Year/Eff Age	2000 / 18

D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-10-15\IM 10/15/2021

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	130,669	122.35	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	87.79	Total Misc Impr	+	1,421	
Roofing Adj	+ 3.47	Garage Cost	+	10,621	
Subfloor Adj	+ 0.00	Total RCN	=	125,517	
Heat/Cool Adj	+ 10.30	Depreciation (24%)	-	30,124	
Plumbing Adj	+ 4.69	Lump Sums	+	1,651	
Basement Adj	+ 0.00	RCNLD	=	97,044	
Adj Base Cost	= 106.25	Lot Value	+	27,378	
Total Area	x 1,068	Indicated Value	=	124,422	
Adjusted Cost	= 113,475	Value Per SqFt		116.50	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	97,044		
Lot Value	27,378		
Indicated Value	124,422	116.50	Per SqFt
Agland Value			
Site Improvements	1,248		
Total Value	125,670	117.67	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	112685	8x8		64	25.79		1,651
PATO	Patio - Open	184273	18x8		144	9.87		1,421



Rogers

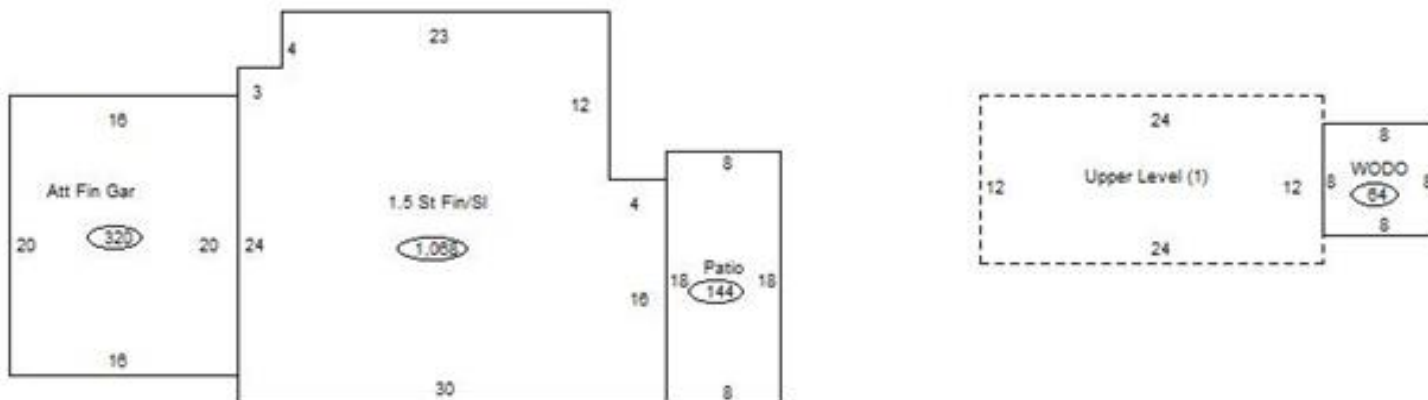
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Sketch Image

660093783



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/Sl	780	1.369	1,068
2	G	5		13	Att Fin Gar	320	1.000	320
3	U	^UL		13	Upper Level (1)	288	1.000	288
4	M	WODO		13	WODO	64	1.000	64
5	M	PATO		13	Patio	144	1.000	144
Total Building Area						780		1,068



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x6x5	Plank	Galvanized Metal	48
	Qual	2	Cond	2	Year	2023
				Eff Age	3	

Valuation Summary	Modifier Total	RCN	Depr (14% Phys/ % Func)	RCNLD
Base Cost (30.22 x 48)	1,451		1,451	203
				1,248