




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 660094436 Parcel ID 000000-00-0-00357-003-003 Cadastral ID 01-20-15-03831 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 269911 STOCK, JERRY EUGENE & TERESA KAY REVOCABLE LIVING TRUST 25626 S DESERT TRL CLAREMORE OK 74019-0242 Parcel Location Situs 25626 S DESERT TRL Subdivision GREEN OASIS Lot/Block 0003 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 15 / 5 Neighborhood 1083 - R-V01-SW CLAREMORE School District S008 - VERDIGRIS SCHOOLS					 <p>660094436_001.JPG 9/29/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.24052915 -95.65742133 LOT 3 BLOCK 3 GREEN OASIS.																																																																																																																									
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Lot Data	Square-Foot - NBHD 1083 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.9781	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	42,607.00 x 1.65 = 70,302	
Factor Value		
Adjustments	1.0000	
Lot Value	70,302	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,238 / 2,238
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,238
Fixture/RghIn	15 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	650 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1978 / 36

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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	281,042	125.58	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	292,490		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	104.87	Total Misc Impr	+	10,931			
Roofing Adj	+ 4.58	Garage Cost	+	24,629			
Subfloor Adj	+ -2.19	Total RCN	=	324,777			
Heat/Cool Adj	+ 12.64	Depreciation (43%)	-	139,654			
Plumbing Adj	+ 9.33	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	185,123			
Adj Base Cost	= 129.23	Lot Value	+	70,302			
Total Area	x 2,238	Indicated Value	=	255,425			
Adjusted Cost	= 289,217	Value Per SqFt		114.13			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	185,123		
Lot Value	70,302		
Indicated Value	255,425	114.13	Per SqFt
Agland Value			
Site Improvements	33,350		
Total Value	288,775	129.03	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	361		70	70	26.71		1,870
PATO	SLAB PORCH - OPEN	362	10x10		100	11.48		1,148
PATO	SLAB PORCH - OPEN	363	19x12		228	10.08		2,298

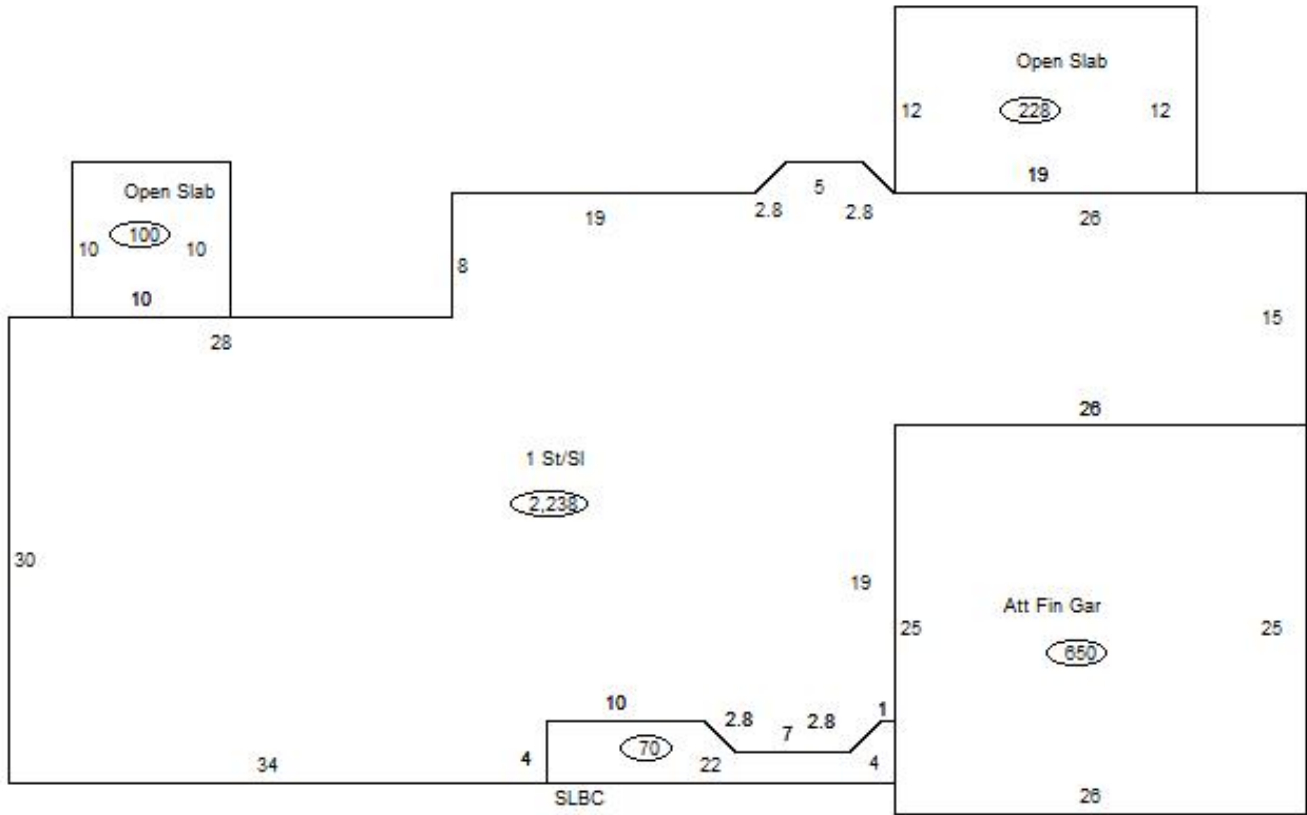


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Sketch Image

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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/SI	2,238	1.000	2,238
2	G	5		13	Att Fin Gar	650	1.000	650
3	M	PRCH		13	SLBC	70	1.000	70
4	M	PATO		13	Open Slab	100	1.000	100
5	M	PATO		13	Open Slab	228	1.000	228
Total Building Area						2,238		2,238



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	24x30x10	Concrete	Formed Metal	720
	Qual 3	Cond 3	Year 2015	Eff Age 8		
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (31.86 x 720) 22,939			22,939	3,441	19,498
	BNGP	Barn - General Purpose	36x24x10	Dirt	Formed Metal	864
	Qual 3	Cond 3	Year 2006	Eff Age 15		
	Valuation Summary		Modifier Total	RCN	Depr (34% Phys/ % Func)	RCNLD
	Base Cost (22.54 x 864) 19,475			19,475	6,622	12,853
	LNT0	Lean To - Attached	36x7x8	Dirt	Formed Metal	252
	Qual 3	Cond 3	Year 2006	Eff Age 15		
	Valuation Summary		Modifier Total	RCN	Depr (58% Phys/ % Func)	RCNLD
	Base Cost (9.44 x 252) 2,379			2,379	1,380	999