



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 09:19:41
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Assessment Data					Primary Image																																																																																												
Account 660099500 Parcel ID 20N16E-02-3-00000-000-0099 Cadastral ID 02-20-16-01815 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 322139 HOLCOMB, KEN E & MELISSA M 25520 S MULBERRY MDW CLAREMORE OK 74019-0000 Parcel Location Situs 25520 S MULBERRY MDW Subdivision Lot/Block / Parcel Size 3.33 - Acres Sec/Twn/Rng 2 / 20 / 16 / 3 Neighborhood 2016 - UNPLATTED LAND School District S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																	
Legal Description Lat/Long: 36.24200901 -95.57521666 NE NE SW LESS S 440'																																																																																																	
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Lot Data	Square-Foot - UNPLATTED LAND (ACRES)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	3.333	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	145,184.00 x .44 = 63,302	
Factor Value		
Adjustments	1.0000	
Lot Value	63,302	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	2,200 / 2,200
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,200
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	636 Attached Garage - Finished
Remodel	
Year/Eff Age	2019 / 5



D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-14\IMG 9/14/2021

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	372,225	169.19	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	102.25	Total Misc Impr	+	24,547	
Roofing Adj	+ 5.26	Garage Cost	+	30,191	
Subfloor Adj	+ -3.40	Total RCN	=	333,368	
Heat/Cool Adj	+ 14.47	Depreciation (5%)	-	16,668	
Plumbing Adj	+ 8.07	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	316,700	
Adj Base Cost	= 126.65	Lot Value	+	63,302	
Total Area	x 2,200	Indicated Value	=	380,002	
Adjusted Cost	= 278,630	Value Per SqFt		172.73	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	316,700		
Lot Value	63,302		
Indicated Value	380,002	172.73	Per SqFt
Agland Value			
Site Improvements	46,437		
Total Value	426,439	193.84	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	144913	409		409	28.12		11,501
PRCH	SLAB PORCH - COVERED	144914	445		445	28.01		12,464
PATO	SLAB PORCH - OPEN	144915	9x5		45	12.93		582



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	30x50x10	Concrete	Formed Metal	1,500
	Qual 4	Cond 3	Year 2020	Eff Age 5		

Valuation Summary	Modifier Total	RCN	Depr (9% Phys/ % Func)	RCNLD
Base Cost (34.02 x 1,500)	51,030	51,030	4,593	46,437