



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 660101913 Parcel ID 20N16E-07-2-00000-000-0004 Cadastral ID 07-20-16-00317 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 327398 AYERS, CURTIS & CHERYL FAMILY TRUST 26045 S 4130 RD CLAREMORE OK 74019-0000 Parcel Location Situs 26045 S 4130 RD Subdivision Lot/Block / Parcel Size 2.5 - Acres Sec/Twn/Rng 7 / 20 / 16 / 2 Neighborhood 2016 - UNPLATTED LAND School District S008 - VERDIGRIS SCHOOLS					<p>660101913_001.JPG 11/1/2025</p>																																																																												
Legal Description Lat/Long: 36.23357801 -95.65431426 TR DESC AS COMM NW/C LOT 1; S01.3221E 322.36' TO POB; N88 5159E 337.86'; S01.3221E 322.36'; S88.5159W 337.86'; N01.3221W 322 36' TO POB																																																																																	
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Lot Data	Square-Foot - UNPLATTED LAND (ACRES)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	2.5704	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	111,966.00 x .46 = 52,008	
Factor Value		
Adjustments	1.0000	
Lot Value	52,008	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	40% Veneer, Masonry 60% Frame, Siding, Wood
Base/Total Area	2,192 / 2,192
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,192
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	754 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2019 / 5

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	357,450 163.07 Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	100.29	Total Misc Impr	+ 14,164
Roofing Adj	+ 4.59	Garage Cost	+ 28,154
Subfloor Adj	+ -2.19	Total RCN	= 310,619
Heat/Cool Adj	+ 12.64	Depreciation (5%)	- 15,531
Plumbing Adj	+ 7.07	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 295,088
Adj Base Cost	= 122.40	Lot Value	+ 52,008
Total Area	x 2,192	Indicated Value	= 347,096
Adjusted Cost	= 268,301	Value Per SqFt	158.35

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	295,088
Lot Value	52,008
Indicated Value	347,096 158.35 Per SqFt
Agland Value	
Site Improvements	48,697
Total Value	395,793 180.56 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	144343	140		140	26.49		3,709
PRCH	SLAB PORCH - COVERED	144344	16x14		224	26.23		5,876
PATO	SLAB PORCH - OPEN	144345	30x4		120	11.29		1,355
PATO	Slab Porch - Open	152302	10x10		100	11.48		1,148
PATO	Slab Porch - Open	152303	14x14		196	10.59		2,076



Rogers

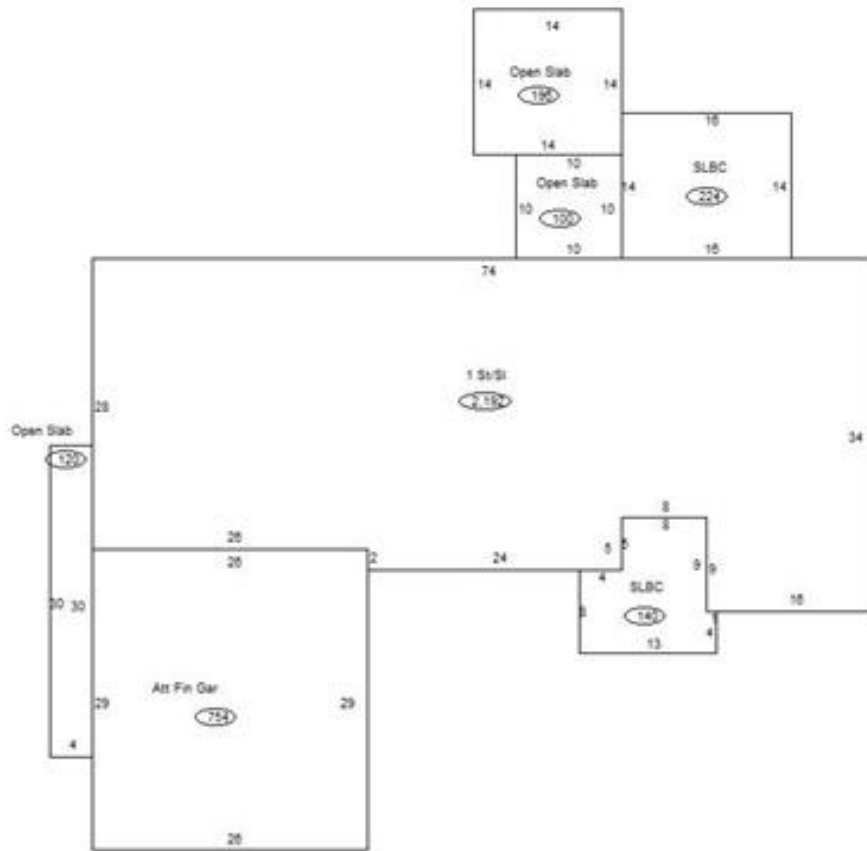
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Sketch Image

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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	2,192	1.000	2,192
2	G	5		13	Att Fin Gar	754	1.000	754
3	M	PRCH		13	SLBC	140	1.000	140
4	M	PRCH		13	SLBC	224	1.000	224
5	M	PATO		13	Open Slab	120	1.000	120
6	M	PATO		13	Open Slab	100	1.000	100
7	M	PATO		13	Open Slab	196	1.000	196
Total Building Area						2,192		2,192



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	LNT0	Lean To - Attached to Shop	4x8x8	Concrete	Formed Metal	32	
	Qual	3	Cond 3	Year 2022	Eff Age 3		
	Valuation Summary		Modifier Total	RCN	Depr (19% Phys/ % Func)		RCNLD
	Base Cost (13.91 x 32)		445		445	85	360
	UTIL	Utility Building	30x60x10	Concrete	Formed Metal	1,800	
	Qual	3	Cond 3	Year 2020	Eff Age 5		
	Valuation Summary		Modifier Total	RCN	Depr (9% Phys/ % Func)		RCNLD
	Base Cost (29.51 x 1,800)		53,118		53,118	4,781	48,337