



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 660102164 Parcel ID 20N16E-07-2-00000-001-0000 Cadastral ID 07-20-16-00318 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 326102 AYERS, LINDA SUE REVOCABLE TRUST 26025 S 4130 RD CLARMORE OK 74019-0000 Parcel Location Situs 26025 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>660102164_001.JPG 11/1/2025</p>																																																																				
Legal Description Lat/Long: 36.23449979 -95.65431567 TR DESC BEG NW/C LOT 1; N88.5217E 337.86'; S01.3221E 322.33'; 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	2.6452	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	115,226.00 x .46 = 53,116	
Factor Value		
Adjustments	1.0000	
Lot Value	53,116	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	80% Frame, Siding, Wood 20% Veneer, Masonry
Base/Total Area	2,571 / 2,571
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,571
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	851 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	2021 / 4

Cost Approach		Manual : 01/2025	
Base Cost	106,24	Total Misc Impr	+ 22,103
Roofing Adj	+ 5.79	Garage Cost	+ 48,430
Subfloor Adj	+ -4.58	Total RCN	= 413,890
Heat/Cool Adj	+ 16.31	Depreciation (4%)	- 16,556
Plumbing Adj	+ 9.79	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 397,334
Adj Base Cost	= 133.55	Lot Value	+ 53,116
Total Area	x 2,571	Indicated Value	= 450,450
Adjusted Cost	= 343,357	Value Per SqFt	175.20

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	413,686 160.90 Per SqFt

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

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	397,334
Lot Value	53,116
Indicated Value	450,450 175.20 Per SqFt
Agland Value	
Site Improvements	
Total Value	450,450 175.20 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	152237	23x6		138	32.64		4,504
PRCH	Slab Porch - Covered	152238	325		325	31.86		10,355
FPR1	Fireplace - Residential 1 Story			1	1	7,243.87		7,244



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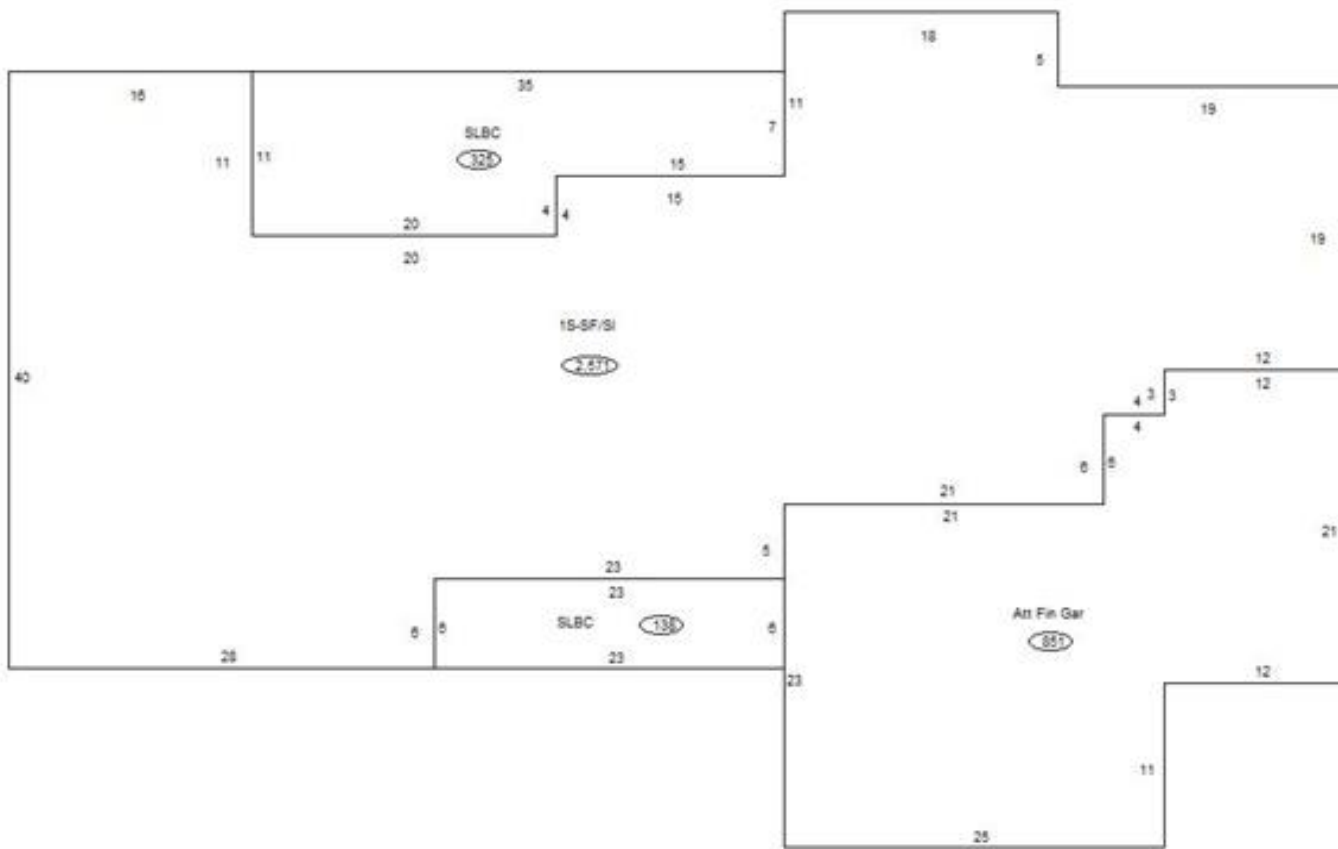
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Sketch Image

660102164



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	2,571	1.000	2,571
2	G	5		10	Att Fin Gar	851	1.000	851
3	M	PRCH		10	SLBC	138	1.000	138
4	M	PRCH		10	SLBC	325	1.000	325
Total Building Area						2,571		2,571