



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:59:44
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Assessment Data					Primary Image																																																																				
Account 660103160 Parcel ID 21N15E-25-2-00000-001-0000 Cadastral ID 25-21-15-00211 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 338397 ROGERS, JASON SCOTT & KATRINA MICHELLE 23375 S 4120 RD CLAREMORE OK 74019-0000 Parcel Location Situs 23375 S 4120 RD Subdivision Lot/Block / Parcel Size 2.5 - Acres Sec/Twn/Rng 25 / 21 / 15 / 2 Neighborhood 6090 - UNPLATTED School District S008 - VERDIGRIS SCHOOLS					<p>\\tsclient\T\ROB STUFF\2023-8-29\IMG_0001.JPG 8/29/2023</p>																																																																				
Legal Description Lat/Long: 36.27274137 -95.66756721																																																																									
TR DESC AS BEG NW/C S2 SW NW; N88.3625E 663.27'; S01.1715E 164 24'; S88.3655W 663.27'; N01.1715W 164.14' TO POB.					Building Permits <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>R23</td> <td>R24 NEW POOL</td> <td>08/2023</td> <td>03/2024</td> <td></td> </tr> <tr> <td>R23 054</td> <td>R24 NEW DTCH ACC BLDG 30X50</td> <td>02/2023</td> <td>08/2023</td> <td>35,000</td> </tr> <tr> <td>R22 483</td> <td>R23 NEW SFR 2702 SQ FT</td> <td>11/2022</td> <td>08/2023</td> <td></td> </tr> <tr> <td>R20</td> <td>R23- SPLIT</td> <td>10/2019</td> <td>06/2022</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R23	R24 NEW POOL	08/2023	03/2024		R23 054	R24 NEW DTCH ACC BLDG 30X50	02/2023	08/2023	35,000	R22 483	R23 NEW SFR 2702 SQ FT	11/2022	08/2023		R20	R23- SPLIT	10/2019	06/2022																																								
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Lot Data	Square-Foot - NBHD 6090 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	2.5381	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	110,560.00 x .53 = 58,132	
Factor Value		
Adjustments	1.0000	
Lot Value	58,132	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,688 / 2,688
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,688
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2023 / 2



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	103.32	Total Misc Impr	+ 35,921				
Roofing Adj	+ 6.27	Garage Cost	+ 386,705				
Subfloor Adj	+ -4.13	Total RCN	= 7,734				
Heat/Cool Adj	+ 16.31	Depreciation (2%)	- 0				
Plumbing Adj	+ 8.73	Lump Sums	+ 378,971				
Basement Adj	+ 0.00	RCNLD	= 58,132				
Adj Base Cost	= 130.50	Lot Value	+ 437,103				
Total Area	x 2,688	Indicated Value	= 162.61				
Adjusted Cost	= 350,784	Value Per SqFt					

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	378,971		
Lot Value	58,132		
Indicated Value	437,103	162.61	Per SqFt
Agland Value			
Site Improvements	79,570		
Total Value	516,673	192.21	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPPF	Fireplace - Prefabricated	0		1 2023	1	6,700.26		6,700
PRCH	Slab Porch - Covered	157949	976		976	29.94		29,221



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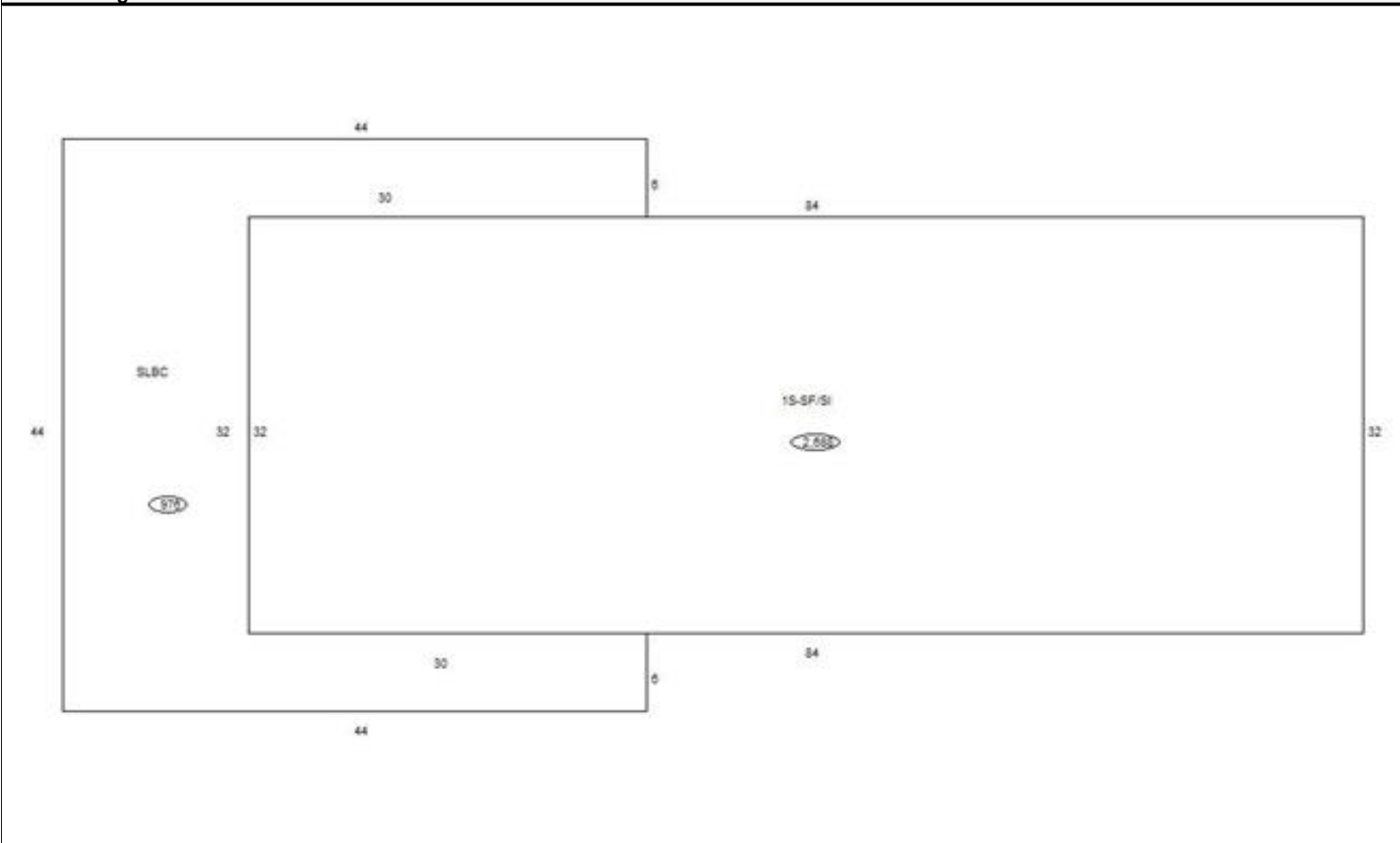
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Sketch Image

660103160



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	2,688	1.000	2,688
2	M	PRCH		10	SLBC	976	1.000	976
Total Building Area						2,688		2,688



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	6	Cond 6	Year 2024	Eff Age 1	
		Valuation Summary	Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
		Base Cost (30,000.00 x 1)	30,000	30,000	1,500	28,500
	UTIL	Shop Building	30x50x0		Formed Metal	1,500
	Qual	4	Cond 4	Year 2023	Eff Age 2	
		Valuation Summary	Modifier Total	RCN	Depr (3% Phys/ % Func)	RCNLD
		Base Cost (35.10 x 1,500)	52,650	52,650	1,580	51,070