



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data				Primary Image																																																						
<b>Account</b> 660108110 <b>Parcel ID</b> 21N15E-25-3-00000-002-0000 <b>Cadastral ID</b> 25-21-15-00242 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 4 <b>Tax Area</b> 80 - VERDIGRIS TOWN/ VERDIGRI <b>Name ID</b> 318317 SUNDAY, MATTHEW & KAYLA  1003 W 22ND ST N CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 23515 S 4120 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 2.07 - Acres <b>Sec/Twn/Rng</b> 25 / 21 / 15 / 3 <b>Neighborhood</b> 6090 - UNPLATTED <b>School District</b> S008 - VERDIGRIS SCHOOLS				<p>660108110_001.JPG 6/17/2025</p>																																																						
<b>Legal Description</b> Lat/Long: 36.27089680 -95.66784593 TR DESC 2023-007494 AS BEG NW/C N2 NW SW; N88.3701E 520.92'; S01.1742E 173.14'; S88.3728W 520.92'; N01.1742W 173.07' TO POB.																																																										
<b>Exemptions</b>				<b>Building Permits</b> <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>R24 007</td> <td>NEW SFR 3724</td> <td>06/2024</td> <td>06/2025</td> <td>671,285</td> </tr> <tr> <td>S23</td> <td>S4 SPLIT</td> <td>07/2023</td> <td>07/2023</td> <td></td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	R24 007	NEW SFR 3724	06/2024	06/2025	671,285	S23	S4 SPLIT	07/2023	07/2023																																			
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Lot Data		Square-Foot - NBHD 6090 #1	
Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres	2.0694		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		
Method	Square-Foot		
Base Lot Value	90,142.00 x .59 = 53,028		
Factor Value			
Adjustments	2.0744		
Lot Value	110,000		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	2,787 / 2,787
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,787
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	958 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1

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	109.72	Total Misc Impr	+ 27,671
Roofing Adj	+ 6.09	Garage Cost	+ 58,122
Subfloor Adj	+ -4.39	Total RCN	= 464,268
Heat/Cool Adj	+ 17.38	Depreciation ( 1%)	- 4,643
Plumbing Adj	+ 7.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 459,625
Adj Base Cost	= 135.80	Lot Value	+ 110,000
Total Area	x 2,787	Indicated Value	= 569,625
Adjusted Cost	= 378,475	Value Per SqFt	204.39

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	459,625		
Lot Value	110,000		
Indicated Value	569,625	204.39	Per SqFt
Agland Value			
Site Improvements	43,059		
Total Value	612,684	219.84	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	172332	222		222	35.56		7,894
PATC	Patio - Covered	172333	340		340	20.33		6,912
PATO	Patio - Open	172334	502		502	11.40		5,723
FPPF	Fireplace - Prefabricated		1	2025	1	7,141.75		7,142





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	24x36x8	Concrete		864
	Qual 4	Cond 3	Year 2025	Eff Age 1		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (52.46 x 864)		45,325	45,325	2,266		43,059