



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 11:52:22  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660000224 <b>Parcel ID</b> 000000-00-0-00738-001-0003 <b>Cadastral ID</b> 01-20-15-04810 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 3 <b>Tax Area</b> 80 - VERDIGRIS TOWN/ VERDIGRI <b>Name ID</b> 97884 VERDIGRIS VALLEY CONSTRUCTION  15401 E 146TH ST N COLLINSVILLE OK 74021-0000  <b>Parcel Location</b> <b>Situs</b> 25002 S JUNIPER ST <b>Subdivision</b> SHEPHERD VALLEY <b>Lot/Block</b> 0003 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 1 / 20 / 15 / 5 <b>Neighborhood</b> 1117 - R-V04-SW VERDIGRIS <b>School District</b> S008 - VERDIGRIS SCHOOLS					<p>660000224_002.JPG 9/25/2025</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.24919389 -95.66733136 LOT 3 BLOCK 1 SHEPHERD VALLEY																																																																																																																									
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Lot Data	Square-Foot - NBHD 1117 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.3599 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 15,679.00 x 1.70 = 26,654 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 26,654		

Residential Data	
<b>Type</b>	3 Townhouse, End Unit
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	2,176 / 2,176
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	2,176
<b>Fixture/RghIn</b>	14 /
<b>Bed/F/H Bath</b>	4 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	800 Attached Garage - Finished 4 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	2000 / 20

660000224_002.JPG	9/25/2025
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GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	253,393	116.45	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	
<b>Indicated Value</b>	

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	108.09	<b>Total Misc Impr</b>	+ 4,088				
<b>Roofing Adj</b>	+ 0.00	<b>Garage Cost</b>	+ 30,768				
<b>Subfloor Adj</b>	+ -0.41	<b>Total RCN</b>	= 286,510				
<b>Heat/Cool Adj</b>	+ 0.00	<b>Depreciation ( 30%)</b>	- 85,953				
<b>Plumbing Adj</b>	+ 7.97	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 200,557				
<b>Adj Base Cost</b>	= 115.65	<b>Lot Value</b>	+ 26,654				
<b>Total Area</b>	x 2,176	<b>Indicated Value</b>	= 227,211				
<b>Adjusted Cost</b>	= 251,654	<b>Value Per SqFt</b>	104.42				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	200,557		
<b>Lot Value</b>	26,654		
<b>Indicated Value</b>	227,211	104.42	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	227,211	104.42	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	685	4x4		16	25.69		411
PRCH	SLAB PORCH - COVERED	686	4x4		16	25.69		411
PRCH	SLAB PORCH - COVERED	688	8x8		64	25.52		1,633
PRCH	SLAB PORCH - COVERED	174570	8x8		64	25.52		1,633



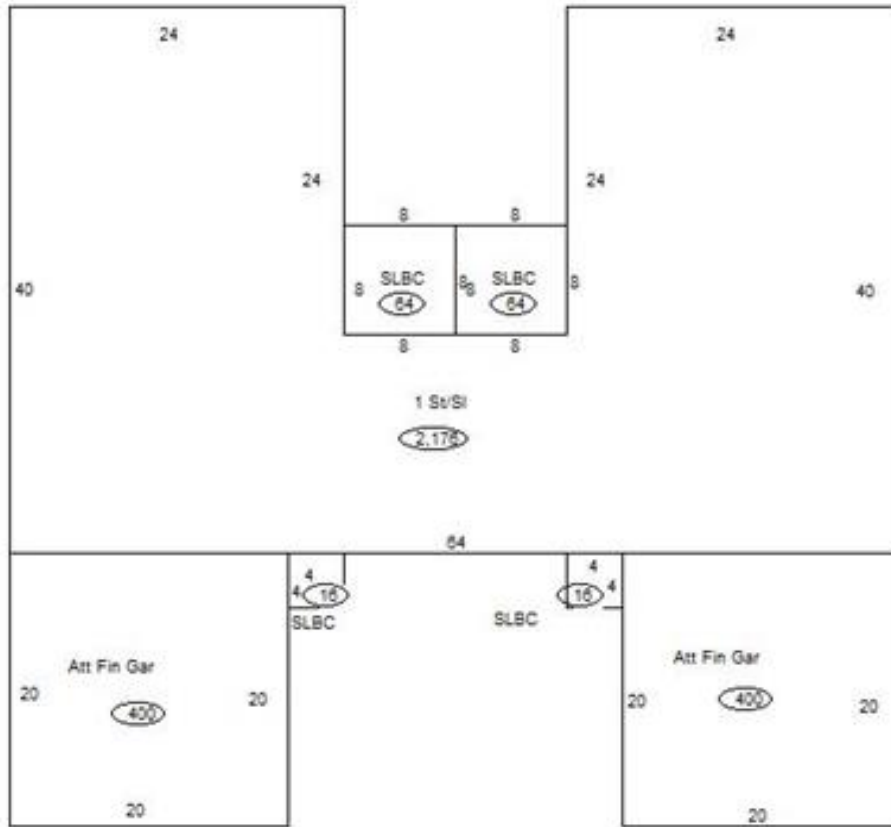
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Sketch Image

660000224



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,176	1.000	2,176
2	G	5		13	Att Fin Gar	400	1.000	400
3	M	PRCH		13	SLBC	16	1.000	16
4	M	PRCH		13	SLBC	16	1.000	16
5	G	5		13	Att Fin Gar	400	1.000	400
6	M	PRCH		13	SLBC	64	1.000	64
7	M	PRCH		13	SLBC	64	1.000	64
<b>Total Building Area</b>						2,176		2,176