




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:04:00
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Assessment Data					Primary Image																																																																																																																				
Account 660000225 Parcel ID 000000-00-0-00738-001-0004 Cadastral ID 01-20-15-04820 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 345794 BURNS, RICKEY RAY JR & KRYSTAL LYNN 25074 S JUNIPER ST CLAREMORE OK 74019-0000 Parcel Location Situs 04500 E APPLE LN Subdivision SHEPHERD VALLEY Lot/Block 0004 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 15 / 5 Neighborhood 1117 - R-V04-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					 <p>660000225_001.JPG 9/25/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.24879072 -95.66729795 LOT 4 BLOCK 1 SHEPHERD VALLEY																																																																																																																									
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Lot Data	Square-Foot - NBHD 1117 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.3496	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	15,228.00 x 1.70 = 25,888	
Factor Value		
Adjustments	5.2106	
Lot Value	134,893	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	70% Veneer, Masonry 30% Frame, Siding, Wood
Base/Total Area	977 / 1,725
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air 100% Heat pump with
Roof Cover	1 Composition Shingle
Area on Slab	977
Fixture/RghIn	13 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	399 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1989 / 28



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	200,351	116.15	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	202,780 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	96.06	Total Misc Impr	+	27,493			
Roofing Adj	+ 3.08	Garage Cost	+	16,993			
Subfloor Adj	+ -1.46	Total RCN	=	277,154			
Heat/Cool Adj	+ 26.66	Depreciation (35%)	-	97,004			
Plumbing Adj	+ 10.54	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	180,150			
Adj Base Cost	= 134.88	Lot Value	+	134,893			
Total Area	x 1,725	Indicated Value	=	315,043			
Adjusted Cost	= 232,668	Value Per SqFt		182.63			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	180,150		
Lot Value	134,893		
Indicated Value	315,043	182.63	Per SqFt
Agland Value			
Site Improvements	1,967		
Total Value	317,010	183.77	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PATC	Patio - Covered	691	18x12		216	17.99		3,886
EPSW	ENCLOSED PORCH - SOLID WALL	693	25x10		250	68.75		17,188
PATO	Patio - Open	174383	10x7		70	11.48		804



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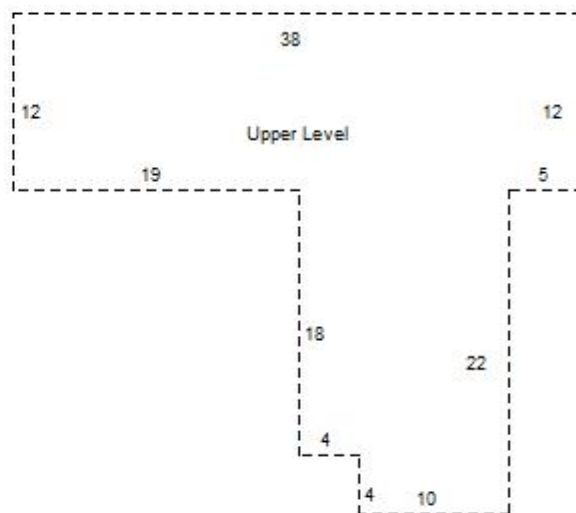
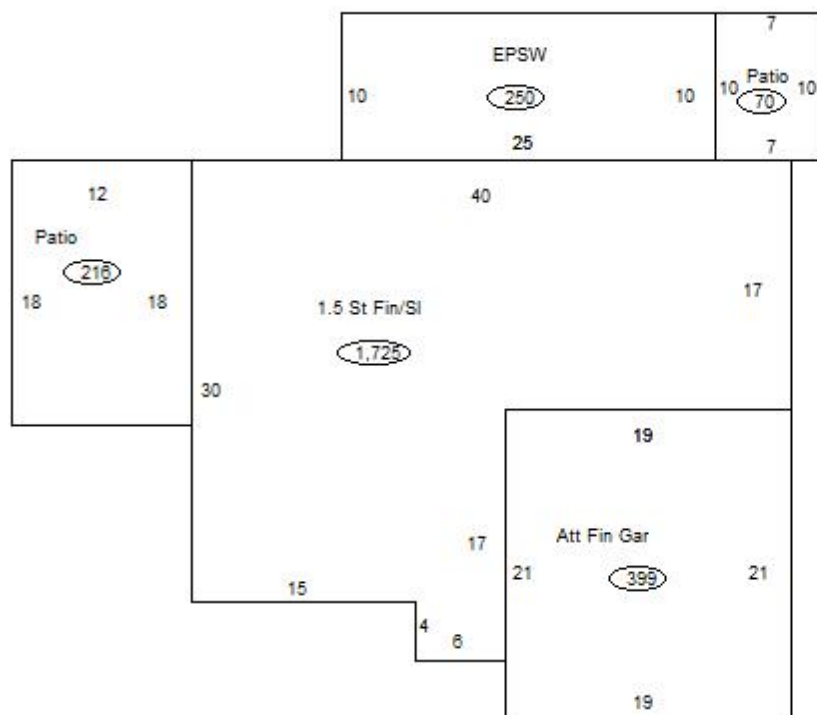
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Sketch Image

660000225



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	977	1.766	1,725
2	G	5		13	Att Fin Gar	399	1.000	399
3	M	PATC		13	Patio	216	1.000	216
4	U	^UL	Overhang	13	Upper Level	748	1.000	748
5	M	EPSW		13	EPSW	250	1.000	250
6	M	PATO		13	Patio	70	1.000	70
Total Building Area						977		1,725



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable - NCV	16x20x8	Concrete	Formed Metal	320
	Qual 3	Cond 3	Year 2015	Eff Age 8		
Valuation Summary		Modifier Total	RCN	Depr (33% Phys/ 100% Func) RCNLD		
Base Cost (5.55 x 320)		1,776		1,776	1,776	
	SHDS	Shed - Small	10x16x8	Plank	Composition Shingle	160
	Qual 2	Cond 3	Year 2015	Eff Age 8		
Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func) RCNLD		
Base Cost (19.51 x 160)		3,122		3,122	1,155	1,967