



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:01:21
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Assessment Data					Primary Image																																																																																																																				
Account 660000228 Parcel ID 000000-00-0-00738-001-0007 Cadastral ID 01-20-15-04850 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 330125 LONG, GARRISON TAYLOR 25112 S VALLEY DR CLAREMORE OK 74019-0000 Parcel Location Situs 25112 S VALLEY DR Subdivision SHEPHERD VALLEY Lot/Block 0007 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 15 / 5 Neighborhood 1117 - R-V04-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>660000228_002.JPG 9/25/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.24836061 -95.66786999 LOT 7 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 0.3748 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 16,326.00 x 1.70 = 27,754 Factor Value Adjustments 1.0000 Lot Value 27,754		 <p>660000228_002.JPG 9/25/2025</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	1,498 / 1,498
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,498
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1999 / 20

Cost Approach		Manual : 01/2025	
Base Cost	109.42	Total Misc Impr	+ 8,328
Roofing Adj	+ 4.97	Garage Cost	+ 18,168
Subfloor Adj	+ -2.31	Total RCN	= 228,831
Heat/Cool Adj	+ 12.64	Depreciation (23%)	- 52,631
Plumbing Adj	+ 10.35	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 176,200
Adj Base Cost	= 135.07	Lot Value	+ 27,754
Total Area	x 1,498	Indicated Value	= 203,954
Adjusted Cost	= 202,335	Value Per SqFt	136.15

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	237,085	158.27	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	199,710 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	176,200		
Lot Value	27,754		
Indicated Value	203,954	136.15	Per SqFt
Agland Value			
Site Improvements	40,329		
Total Value	244,283	163.07	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
PRCH	SLAB PORCH - COVERED	704	6x6		36	26.82		966
PATO	SLAB PORCH - OPEN	705	16x10		160	10.92		1,747



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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,498	1.000	1,498
2	G	5		13	Att Fin Gar	440	1.000	440
3	M	PRCH		13	SLBC	36	1.000	36
4	M	PATO		13	Open Slab	160	1.000	160
Total Building Area						1,498		1,498



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	30x40x12	Concrete	Formed Metal	1,000
	Qual	4	Cond 3	Year 2025	Eff Age 1	
	Valuation Summary		Modifier Total	RCN	Depr (1% Phys/ % Func)	RCNLD
	Base Cost (37.37 x 1,000)		37,370	37,370	374	36,996
	PATC	Patio - Covered	10x20x8	Concrete	Formed Metal	200
	Qual	3	Cond 3	Year 2025	Eff Age 1	
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (17.54 x 200)		3,508	3,508	175	3,333