



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 02:46:29
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Assessment Data					Primary Image																																																																																																																				
Account 660000230 Parcel ID 000000-00-0-00738-001-0009 Cadastral ID 01-20-15-04870 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 263578 THOMPSON, JOE C & DEBORAH A BOX 63 SAVANANA OK 74565-0000 Parcel Location Situs 25162 S VALLEY DR Subdivision SHEPHERD VALLEY Lot/Block 0009 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 15 / 5 Neighborhood 1117 - R-V04-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>660000230_001.JPG 9/25/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.24771878 -95.66797420 LOT 9 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 0.4126 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 17,973.00 x 1.70 = 30,554 Factor Value Adjustments 1.0000 Lot Value 30,554		<p>660000230_001.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	40% Veneer, Masonry 60% Frame, Siding, Wood
Base/Total Area	1,554 / 1,554
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,554
Fixture/RghIn	12 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	462 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1997 / 22

Cost Approach		Manual : 01/2025	
Base Cost	107.82	Total Misc Impr	+ 12,408
Roofing Adj	+ 4.94	Garage Cost	+ 18,817
Subfloor Adj	+ -2.31	Total RCN	= 239,352
Heat/Cool Adj	+ 12.64	Depreciation (26%)	- 62,232
Plumbing Adj	+ 10.84	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 177,120
Adj Base Cost	= 133.93	Lot Value	+ 30,554
Total Area	x 1,554	Indicated Value	= 207,674
Adjusted Cost	= 208,127	Value Per SqFt	133.64

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	202,193	130.11	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	199,620		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	177,120		
Lot Value	30,554		
Indicated Value	207,674	133.64	Per SqFt
Agland Value			
Site Improvements	1,783		
Total Value	209,457	134.79	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	712	27x7		189	26.34		4,978
PATO	Patio - Open	174343	7x7		49	11.48		563
PATO	Patio - Open	174344	110		110	11.38		1,252



Rogers

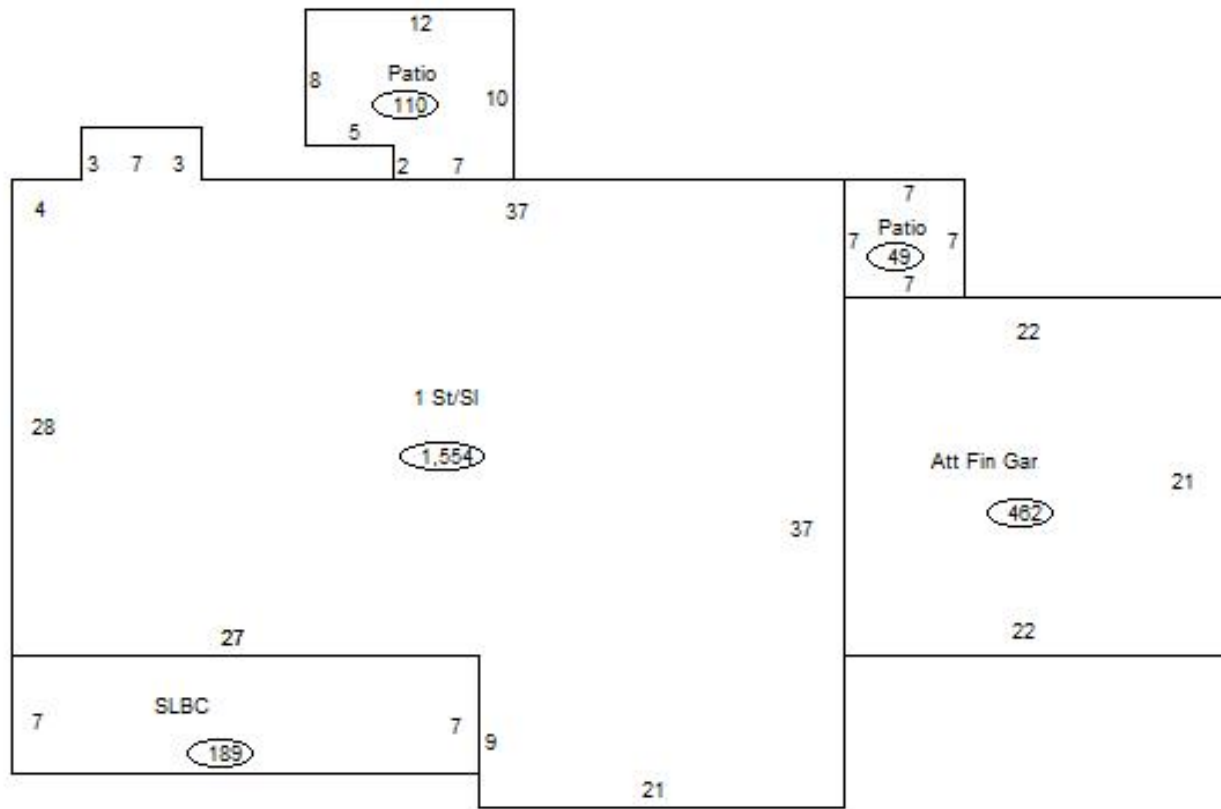
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Sketch Image

660000230



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,554	1.000	1,554
2	G	5		13	Att Fin Gar	462	1.000	462
3	M	PRCH		13	SLBC	189	1.000	189
4	M	PATO		13	Patio	49	1.000	49
5	M	PATO		13	Patio	110	1.000	110
Total Building Area						1,554		1,554



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	16x12x8	Plank	Composition Shingle	192
	Qual	2	Cond 3.5	Year 2005	Eff Age 15	
Valuation Summary		Modifier Total	RCN	Depr (51% Phys/ % Func)		RCNLD
Base Cost (18.95 x 192)		3,638		3,638		1,783