




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:01:25
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Assessment Data					Primary Image																																																																																																																				
Account 660000231 Parcel ID 000000-00-0-00738-001-0010 Cadastral ID 01-20-15-04880 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 324165 BROCK, HOWARD G & DELINDA 25176 S VALLEY DR CLAREMORE OK 74019-0000 Parcel Location Situs 25176 S VALLEY DR Subdivision SHEPHERD VALLEY Lot/Block 0010 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 15 / 5 Neighborhood 1117 - R-V04-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					 <p>660000231_001.JPG 9/25/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.24741828 -95.66812788																																																																																																																									
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Lot Data	Square-Foot - NBHD 1117 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.4215 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 18,359.00 x 1.70 = 31,210 Factor Value Adjustments 1.0000 Lot Value 31,210		

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, Vinyl
Base/Total Area	1,599 / 1,599
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,599
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	480 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1981 / 34

660000231	9/25/2025
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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	205,717	128.65	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	192,690		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	106.83	Total Misc Impr	+	12,113			
Roofing Adj	+ 4.91	Garage Cost	+	19,330			
Subfloor Adj	+ -2.31	Total RCN	=	242,143			
Heat/Cool Adj	+ 12.64	Depreciation (42%)	-	101,700			
Plumbing Adj	+ 9.70	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	140,443			
Adj Base Cost	= 131.77	Lot Value	+	31,210			
Total Area	x 1,599	Indicated Value	=	171,653			
Adjusted Cost	= 210,700	Value Per SqFt		107.35			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	140,443		
Lot Value	31,210		
Indicated Value	171,653	107.35	Per SqFt
Agland Value			
Site Improvements	17,424		
Total Value	189,077	118.25	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	715	4x2		8	26.90		215
PRCH	SLAB PORCH - COVERED	716	20x12		240	26.18		6,283



Rogers

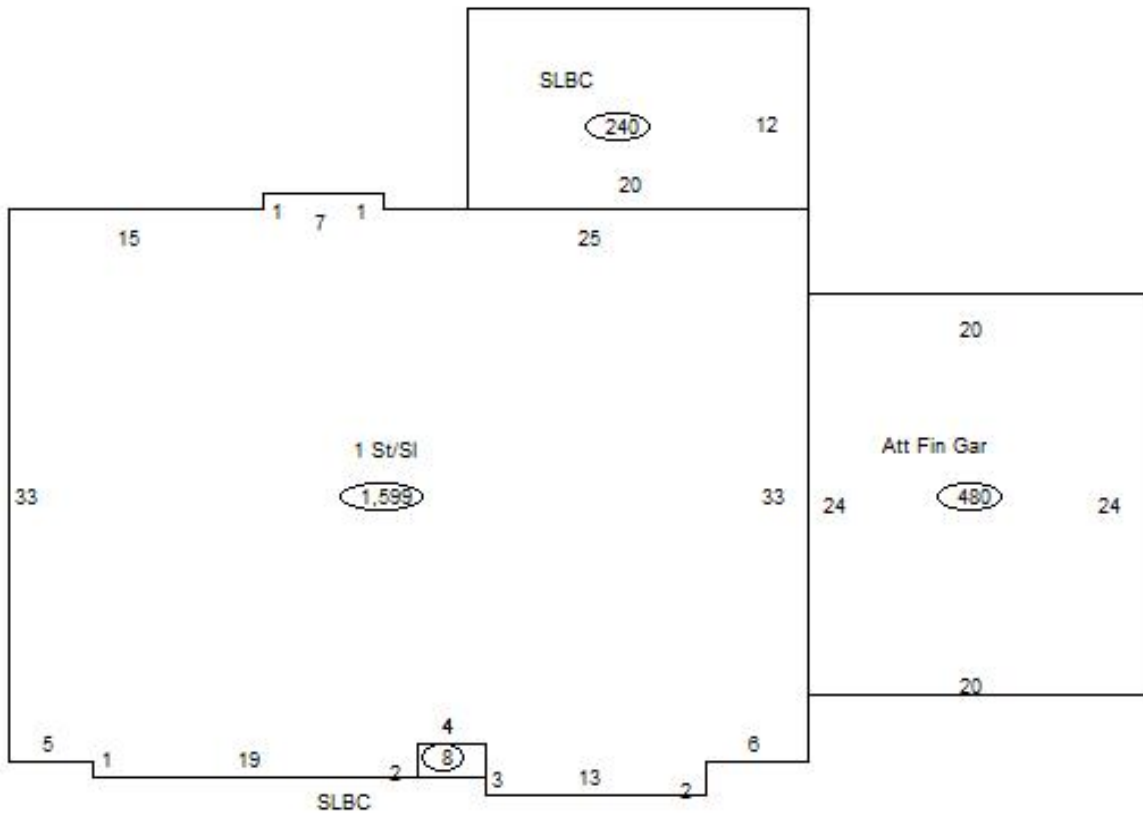
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Sketch Image

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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	1,599	1.000	1,599
2	G	5		13	Att Fin Gar	480	1.000	480
3	M	PRCH		13	SLBC	8	1.000	8
4	M	PRCH		13	SLBC	240	1.000	240
Total Building Area						1,599		1,599



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x16x8	Plank	Formed Metal	160
	Qual	2	Cond 3	Year 2022	Eff Age 3	
	Valuation Summary		Modifier Total	RCN	Depr (14% Phys/ % Func)	RCNLD
	Base Cost (20.24 x 160)		3,238	3,238	453	2,785
	SHDS	Shed - Small	10x10x8	Plank	Composition Shingle	100
	Qual	2	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
	Base Cost (22.85 x 100)		2,285	2,285	1,051	1,234
	SHDS	Shed - Small	12x16x8	Plank	Composition Shingle	192
	Qual	2	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
	Base Cost (19.66 x 192)		3,775	3,775	1,737	2,038
	SPLG	Swimming Pool - In Ground GUNITE	16x32x0	Concrete		512
	Qual	3	Cond 3	Year 2006	Eff Age 15	
	Valuation Summary		Modifier Total	RCN	Depr (57% Phys/ % Func)	RCNLD
	Base Cost (51.63 x 512)		26,435	26,435	15,068	11,367