



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:01:31
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Assessment Data					Primary Image																																																																																																																				
Account 660000237 Parcel ID 000000-00-0-00738-001-0016 Cadastral ID 01-20-15-04940 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 348858 FREEMAN, JOSHUA L REVOCABLE TRUST 10535 E 156TH ST N COLLINSVILLE OK 74021-0000 Parcel Location Situs 25206 S HOLLIDAY DR Subdivision SHEPHERD VALLEY Lot/Block 0016 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 15 / 5 Neighborhood 1117 - R-V04-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.24696775 -95.67053891										Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>5693</td> <td>NEW HOME</td> <td>09/1999</td> <td>12/1999</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	5693	NEW HOME	09/1999	12/1999																																																																																																		
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Lot Data	Square-Foot - NBHD 1117 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.4817 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 20,983.00 x 1.70 = 35,671 Factor Value Adjustments 1.0000 Lot Value 35,671		 <p>660000237_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	30% Veneer, Masonry 70% Frame, Siding, Wood
Base/Total Area	1,409 / 1,409
Style	100% One Story
HVAC	100% Warmed & Cooled Air 1 Wall Air Conditioner
Roof Cover	1 Composition Shingle
Area on Slab	1,409
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	441 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1999 / 20

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	190,294	135.06	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	185,950		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	104.97	Total Misc Impr	+ 1,355				
Roofing Adj	+ 4.85	Garage Cost	+ 18,200				
Subfloor Adj	+ -2.31	Total RCN	= 204,359				
Heat/Cool Adj	+ 12.64	Depreciation (23%)	- 47,003				
Plumbing Adj	+ 11.01	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 157,356				
Adj Base Cost	= 131.16	Lot Value	+ 35,671				
Total Area	x 1,409	Indicated Value	= 193,027				
Adjusted Cost	= 184,804	Value Per SqFt	137.00				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	157,356		
Lot Value	35,671		
Indicated Value	193,027	137.00	Per SqFt
Agland Value			
Site Improvements			
Total Value	193,027	137.00	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	739	12x10		120	11.29		1,355



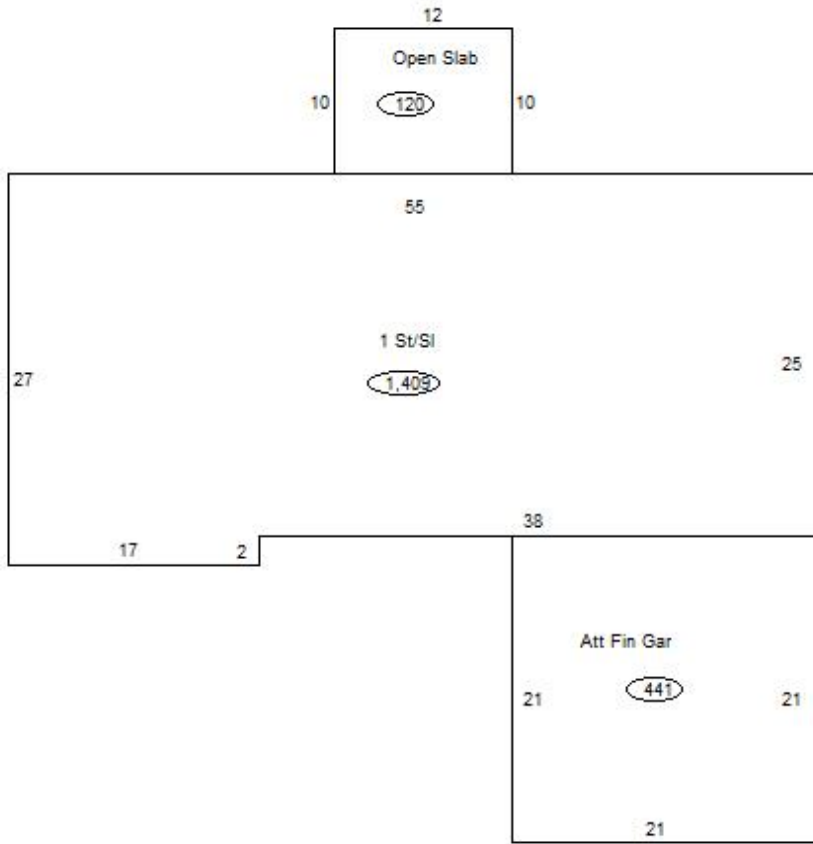
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Sketch Image

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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	1,409	1.000	1,409
2	G	5		13	Att Fin Gar	441	1.000	441
3	M	PATO		13	Open Slab	120	1.000	120
Total Building Area						1,409		1,409