




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:01:33
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Assessment Data					Primary Image																																																																																																																				
Account 660000238 Parcel ID 000000-00-0-00738-001-0017 Cadastral ID 01-20-15-04950 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 309561 VANGILDER, DAWNIELLE NICOLE 13120 E 500 RD CLAREMORE OK 74019-0000 Parcel Location Situs 25216 S HOLLIDAY DR Subdivision SHEPHERD VALLEY Lot/Block 0017 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 15 / 5 Neighborhood 1117 - R-V04-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					 <p>660000238_001.JPG 9/25/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.24676342 -95.67038611 LOT 17 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 0.3805 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 16,576.00 x 1.70 = 28,179 Factor Value Adjustments 1.0000 Lot Value 28,179		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Wood
Base/Total Area	1,404 / 1,404
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,404
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1999 / 20

660000238	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	170,823	121.67	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	167,260		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.45	Total Misc Impr	+ 9,032				
Roofing Adj	+ 4.60	Garage Cost	+ 15,166				
Subfloor Adj	+ -1.21	Total RCN	= 202,983				
Heat/Cool Adj	+ 11.47	Depreciation (25%)	- 50,746				
Plumbing Adj	+ 10.03	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 152,237				
Adj Base Cost	= 127.34	Lot Value	+ 28,179				
Total Area	x 1,404	Indicated Value	= 180,416				
Adjusted Cost	= 178,785	Value Per SqFt	128.50				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	152,237		
Lot Value	28,179		
Indicated Value	180,416	128.50	Per SqFt
Agland Value			
Site Improvements			
Total Value	180,416	128.50	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	742		111	111	23.91		2,654
PATO	SLAB PORCH - OPEN	743	12x10		120	10.68		1,282



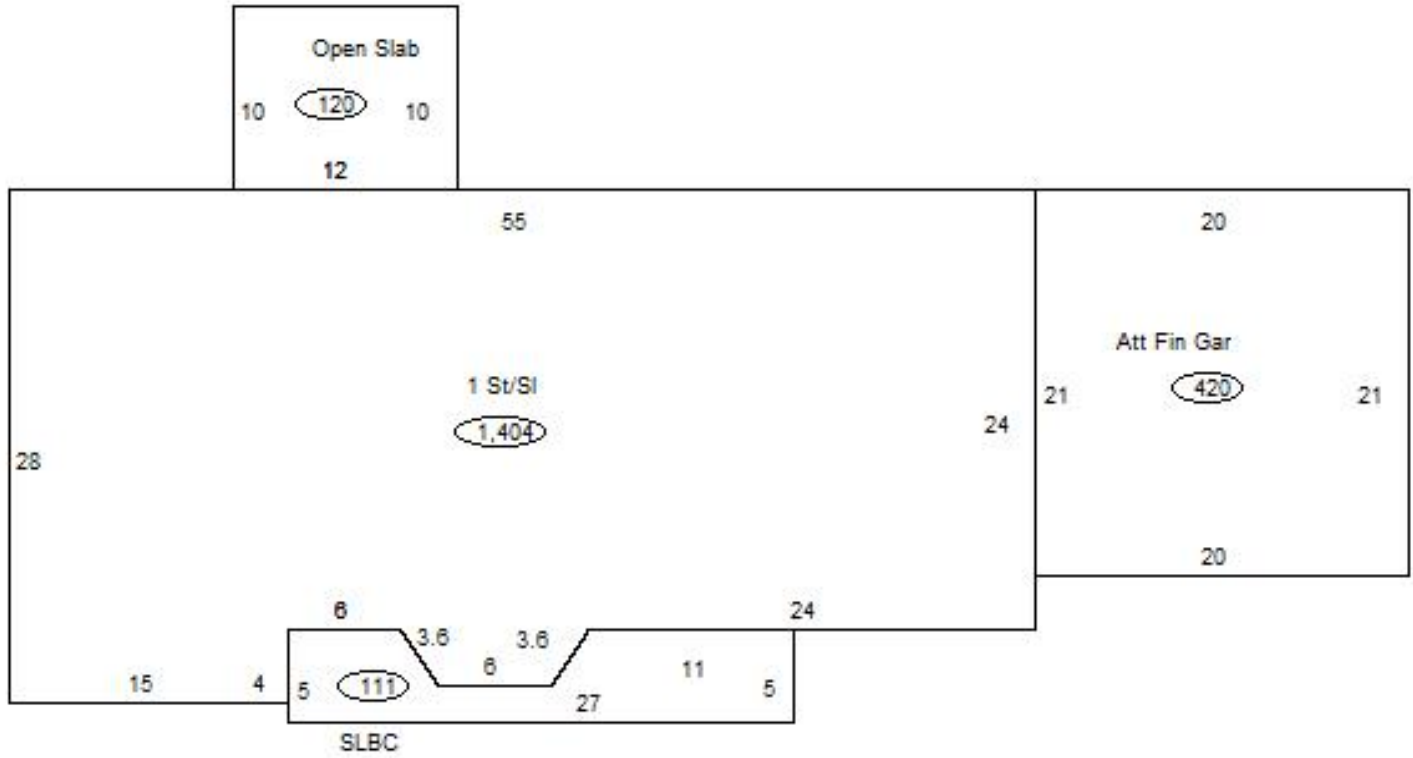
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Sketch Image

660000238



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,404	1.000	1,404
2	G	5		13	Att Fin Gar	420	1.000	420
3	M	PRCH		13	SLBC	111	1.000	111
4	M	PATO		13	Open Slab	120	1.000	120
Total Building Area						1,404		1,404