



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image				
Account	660000239				<p>660000239_001.JPG 9/25/2025</p>				
Parcel ID	000000-00-0-00738-001-0018								
Cadastral ID	01-20-15-04960								
Property Type	REAL - Real Property								
Property Class	URP	VI Area 3							
Tax Area	80 - VERDIGRIS TOWN/ VERDIGRI								
Name ID	347431								
HARTMAN, TYLER RAY & EMILY GRACE									
25226 S HOLLIDAY DR CLAREMORE OK 74019-0000									
Parcel Location									
Situs	25226 S HOLLIDAY DR								
Subdivision	SHEPHERD VALLEY								
Lot/Block	0018 / 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 Lat/Long: 36.24653044 -95.67003797									
Building Permits									
LOT 18 BLOCK 1 SHEPHERD VALLEY									
Number	Description	Opened	Closed	Amount					
2189	R6 FOR NEW ADDN TO SFR	05/2005	11/2005	15,000					
5266	NEW HOUSE	11/1998	12/1999						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	No	1,000						
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	OSTROWSKI, RONALD D & SHARON G	06/26/2025	212,000	22					
1187/931	FREEMAN, LYNN B INC	08/19/1999	98,000	Yes					
1136/824	VERDIGRIS VALLEY-CONSTRUCTION	10/14/1998	0	No					
858/374			190,000	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	
Remove Cap	2026	Land Value	30,216	30,216	11%	3,324	Assessed	23,370 2,433.56	
Year Frozen	2017	Improvements	182,240	182,240		20,046	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	
TIF Project ID	0	Total Value	212,456	212,456		23,370	Total Taxable	23,370 2,434.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660000239	HARTMAN, TYLER RAY &	80	218,109	1000	14,859	1,565.00		
2024	2024-660000239	OSTROWSKI, RONALD D & SHARON G	80	236,889	1000	14,859	1,434.00		
2023	2023-660000239	OSTROWSKI, RONALD D & SHARON G	80	177,257	1000	14,859	1,413.00		
2022	2022-660000239	OSTROWSKI, RONALD D & SHARON G	80	175,401	1000	14,859	1,438.00		
2021	2021-660000239	OSTROWSKI, RONALD D & SHARON G	80	158,244	1000	14,859	1,401.00		
2020	2020-660000239	OSTROWSKI, RONALD D & SHARON G	80	150,641	1000	14,859	1,403.00		
2019	2019-660000239	OSTROWSKI, RONALD D & SHARON G	80	144,173	1000	14,859	1,425.00		
2018	2018-660000239	OSTROWSKI, RONALD D & SHARON G	80	149,530	1000	15,303	1,469.00		
2017	2017-660000239	OSTROWSKI, RONALD D & SHARON G	80	148,215	1000	15,304	1,473.00		
2016	2016-660000239	OSTROWSKI, RONALD D & SHARON G	80	144,230	1000	14,865	1,434.00		
2015	2015-660000239	OSTROWSKI, RONALD D & SHARON G	80	140,832	1000	14,492	1,410.00		
2014	2014-660000239	OSTROWSKI, RONALD D & SHARON G	80	147,055	1000	14,284	1,315.00		
2013	2013-660000239	OSTROWSKI, RONALD D & SHARON G	80	138,352	1000	13,839	1,321.00		



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Lot Data		Square-Foot - NBHD 1117 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.408		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	17,774.00 x 1.70 = 30,216		
Factor Value			
Adjustments	1.0000		
Lot Value	30,216		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	25% Veneer, Masonry 75% Frame, Siding, Wood
Base/Total Area	1,586 / 1,586
Style	100% One Story
HVAC	100% Warmed & Cooled Air 1 Wall Air Conditioner
Roof Cover	1 Composition Shingle
Area on Slab	1,586
Fixture/RghIn	13 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	460 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1999 / 20

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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	187,149	118.00	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	182,100 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	99.17	Total Misc Impr	+ 27,498
Roofing Adj	+ 4.46	Garage Cost	+ 16,155
Subfloor Adj	+ -1.15	Total RCN	= 240,872
Heat/Cool Adj	+ 11.47	Depreciation (25%)	- 60,218
Plumbing Adj	+ 10.40	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 180,654
Adj Base Cost	= 124.35	Lot Value	+ 30,216
Total Area	x 1,586	Indicated Value	= 210,870
Adjusted Cost	= 197,219	Value Per SqFt	132.96

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	180,654		
Lot Value	30,216		
Indicated Value	210,870	132.96	Per SqFt
Agland Value			
Site Improvements	1,586		
Total Value	212,456	133.96	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
EPSW	ENCLOSED PORCH - SOLID WALL	746	20x12		240	61.62		14,789
PRCH	SLAB PORCH - COVERED	747	307		307	23.24		7,135
PATO	Patio - Open	174638	11x4		44	10.86		478



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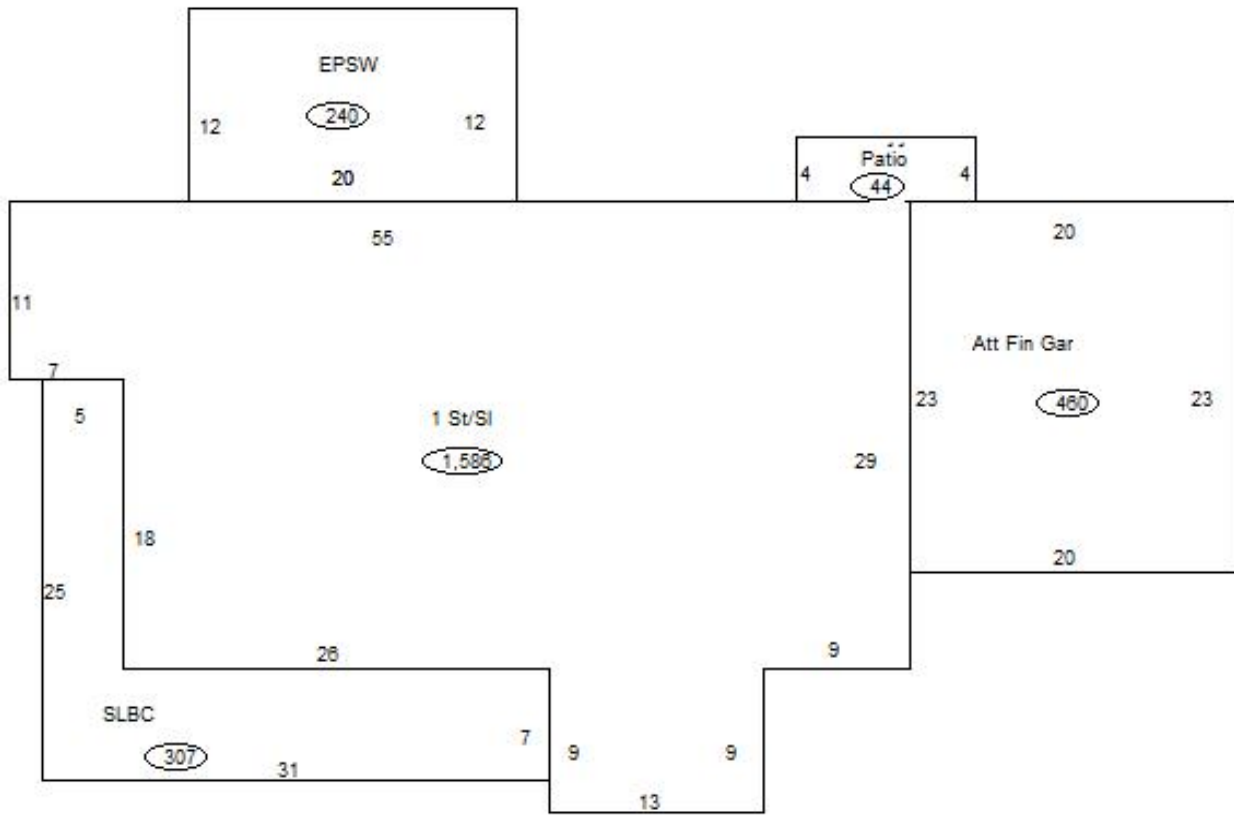
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Sketch Image

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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	1,586	1.000	1,586
2	G	5		13	Att Fin Gar	460	1.000	460
3	M	EPSW		13	EPSW	240	1.000	240
4	M	PRCH		13	SLBC	307	1.000	307
5	M	PATO		13	Patio	44	1.000	44
Total Building Area						1,586		1,586



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x12x8	Plank	Composition Shingle	120
	Qual	2	Cond 3	Year 2015	Eff Age 8	
Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)		RCNLD
Base Cost (20.98 x 120)		2,518		2,518 932		1,586