



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 660000242 Parcel ID 000000-00-0-00738-001-0021 Cadastral ID 01-20-15-04990 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 347955 GERDES, ROBERT III & MELISSA 25296 S HOLLIDAY DR CLAREMORE OK 74019-0000 Parcel Location Situs 25296 S HOLLIDAY DR Subdivision SHEPHERD VALLEY Lot/Block 0021 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 15 / 5 Neighborhood 1117 - R-V04-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>660000242_001.JPG 9/25/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.24571026 -95.66941850																																																																																																																									
LOT 21 BLOCK 1 SHEPHERD VALLEY					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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data		Square-Foot - NBHD 1117 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	0.4077							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY					0		
						0		
Method	Square-Foot							
Base Lot Value	17,758.00 x 1.70 = 30,189							
Factor Value								
Adjustments	1.0987							
Lot Value	33,169							
Residential Data				660000242_001.JPG 9/25/2025				
Type	1 Single Family Residence			GRM Approach				
Condition	3 - Average			GRM Code				
Quality	3 - Average			Gross Rent 0.00				
Architecture	TRAD TRADITIONAL			Indicated Value				
Style	100% One Story			Multiple Regression				
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Wood			MRA Code 1 Test				
Base/Total Area	2,060 / 2,060			Adusted R 0.8445				
Style	100% One Story			Indicated Value 247,927 120.35 Per SqFt				
HVAC	100% Warmed & Cooled Air			Direct Comparables				
Roof Cover	1 Composition Shingle			Selection Model A Adam Test				
Area on Slab	2,060			Adjustment Model 1 2022 Residential				
Fixture/RghIn	16 /			Comparables 5				
Bed/F/H Bath	3 / 2.0 /			Indicated Value 254,720 Per SqFt				
Basement Area				Value Reconciliation				
Garage Type	484 Attached Garage - Finished 2 Stalls			Selected Approach Cost Approach				
Remodel				Improvements 234,796				
Year/Eff Age	2002 / 18			Lot Value 33,169				
Cost Approach		Manual : 01/2025		Indicated Value 267,965 130.08 Per SqFt				
Base Cost	100.19	Total Misc Impr	+ 14,313	Agland Value				
Roofing Adj	+ 4.66	Garage Cost	+ 19,457	Site Improvements 2,040				
Subfloor Adj	+ -2.19	Total RCN	= 293,495	Total Value 270,005 131.07 Total Value Per SqFt				
Heat/Cool Adj	+ 12.64	Depreciation (20%)	- 58,699					
Plumbing Adj	+ 10.78	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 234,796					
Adj Base Cost	= 126.08	Lot Value	+ 33,169					
Total Area	x 2,060	Indicated Value	= 267,965					
Adjusted Cost	= 259,725	Value Per SqFt	130.08					
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	759	36x6		216	26.25		5,670
PATO	SLAB PORCH - OPEN	760	346		346	8.75		3,028



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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	2,060	1.000	2,060
2	G	5		13	Att Fin Gar	484	1.000	484
3	M	PRCH		13	SLBC	216	1.000	216
4	M	PATO		13	PATO	346	1.000	346
Total Building Area						2,060		2,060



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	16x10x8	Plank	Formed Metal	160
	Qual	2	Cond 3	Year	2015	Eff Age 8
Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)		RCNLD
Base Cost (20.24 x 160)		3,238		3,238 1,198		2,040