



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:11:37
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Assessment Data					Primary Image																								
Account	660000243																												
Parcel ID	000000-00-0-00738-001-0022																												
Cadastral ID	01-20-15-05000																												
Property Type	REAL - Real Property																												
Property Class	URP	VI Area	3																										
Tax Area	80 - VERDIGRIS TOWN/ VERDIGRI																												
Name ID	348859																												
FREEMAN, CHAD E																													
REVOCABLE TRUST																													
509 S 27TH ST BROKEN ARROW OK 74014-0000																													
Parcel Location																													
Situs	25304 HOLIDAY DR																												
Subdivision	SHEPHERD VALLEY																												
Lot/Block	0022 / 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: 36.24545098 -95.66941575																													
LOT 22 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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																				
Number	Description	Opened	Closed	Amount																									
Exemptions																													
Code	Type	Active	Maximum	Exemption																									
<table border="1"> <thead> <tr> <th colspan="5">Sale History</th> </tr> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>HOMESBYFREEMAN L L C</td> <td>11/18/2025</td> <td></td> <td>4</td> </tr> <tr> <td>1407/175</td> <td>VERDIGRIS VALLEY-CONSTRUCTION</td> <td>09/17/2002</td> <td>0</td> <td>5</td> </tr> <tr> <td>858/374</td> <td></td> <td></td> <td>190,000</td> <td>No</td> </tr> </tbody> </table>					Sale History					Bk/Pg	Grantor	Date	Price	Code	/	HOMESBYFREEMAN L L C	11/18/2025		4	1407/175	VERDIGRIS VALLEY-CONSTRUCTION	09/17/2002	0	5	858/374			190,000	No
Sale History																													
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/	HOMESBYFREEMAN L L C	11/18/2025		4																									
1407/175	VERDIGRIS VALLEY-CONSTRUCTION	09/17/2002	0	5																									
858/374			190,000	No																									
Parcel Valuation																													
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax																					
Remove Cap	0	Land Value	28,416	16,754	11%	1,843	Assessed	14,515																					
Year Frozen	0	Improvements	163,314	115,201		12,672	Penalty	0																					
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0																					
TIF Project ID	0	Total Value	191,730	131,955		14,515	Total Taxable	14,515																					
1,511.00																													
Assessment History																													
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																						
2025	2025-660000243	HOMESBYFREEMAN L L C	80	182,118	0	13,824	1,439.00																						
2024	2024-660000243	HOMESBYFREEMAN L L C	80	196,488	0	13,166	1,262.00																						
2023	2023-660000243	HOMESBYFREEMAN L L C	80	173,715	0	12,538	1,183.00																						
2022	2022-660000243	HOMESBYFREEMAN L L C	80	175,621	0	11,373	1,093.00																						
2021	2021-660000243	HOMESBYFREEMAN L L C	80	154,051	0	10,831	1,014.00																						
2020	2020-660000243	HOMESBYFREEMAN L L C	80	147,992	0	10,316	967.00																						
2019	2019-660000243	HOMESBYFREEMAN L L C	80	140,354	0	9,825	936.00																						
2018	2018-660000243	HOMESBYFREEMAN L L C	80	144,144	0	9,357	891.00																						
2017	2017-660000243	HOMESBYFREEMAN L L C	80	142,884	0	8,912	852.00																						
2016	2016-660000243	HOMESBYFREEMAN L L C	80	139,005	0	8,487	813.00																						
2015	2015-660000243	HOMESBYFREEMAN L L C	80	135,636	0	8,083	780.00																						
2014	2014-660000243	HOMESBYFREEMAN L L C	80	143,048	0	7,698	703.00																						
2013	2013-660000243	HOMESBYFREEMAN L L C	80	134,419	0	7,331	695.00																						



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Lot Data	Square-Foot - NBHD 1117 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.3837 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 16,715.00 x 1.70 = 28,416 Factor Value Adjustments 1.0000 Lot Value 28,416		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Wood
Base/Total Area	1,510 / 1,510
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,510
Fixture/RghIn	13 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2002 / 18



660000243_001.JPG 9/25/2025

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	182,940	121.15	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	200,610		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	99.65	Total Misc Impr	+ 4,362				
Roofing Adj	+ 4.50	Garage Cost	+ 15,646				
Subfloor Adj	+ -1.15	Total RCN	= 209,377				
Heat/Cool Adj	+ 11.47	Depreciation (22%)	- 46,063				
Plumbing Adj	+ 10.94	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 163,314				
Adj Base Cost	= 125.41	Lot Value	+ 28,416				
Total Area	x 1,510	Indicated Value	= 191,730				
Adjusted Cost	= 189,369	Value Per SqFt	126.97				

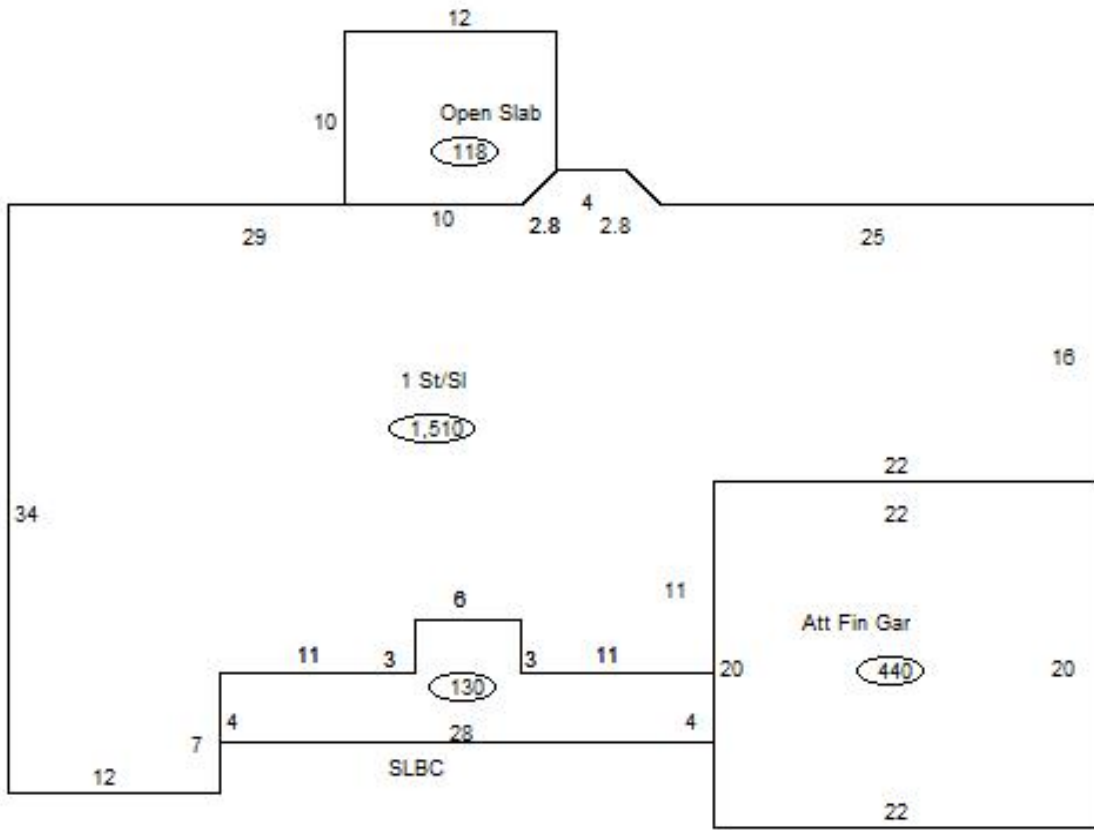
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	163,314		
Lot Value	28,416		
Indicated Value	191,730	126.97	Per SqFt
Agland Value			
Site Improvements			
Total Value	191,730	126.97	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	763	118		118	10.70		1,263
PRCH	SLAB PORCH - COVERED	764	130		130	23.84		3,099



Sketch Image

660000243



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,510	1.000	1,510
2	G	5		13	Att Fin Gar	440	1.000	440
3	M	PATO		13	Open Slab	118	1.000	118
4	M	PRCH		13	SLBC	130	1.000	130
Total Building Area						1,510		1,510