



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 04:06:20
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Assessment Data					Primary Image																																																																																																																				
Account 660000244 Parcel ID 000000-00-0-00738-001-0023 Cadastral ID 01-20-15-05010 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 328278 DELOZIER, GREGORY G 25306 S HOLLIDAY DR CLAREMORE OK 74019-0000 Parcel Location Situs 25306 S HOLLIDAY DR Subdivision SHEPHERD VALLEY Lot/Block 0023 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 15 / 5 Neighborhood 1117 - R-V04-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>660000244_001.JPG 9/25/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.24513005 -95.66923979 LOT 23 BLOCK 1 SHEPHERD VALLEY																																																																																																																									
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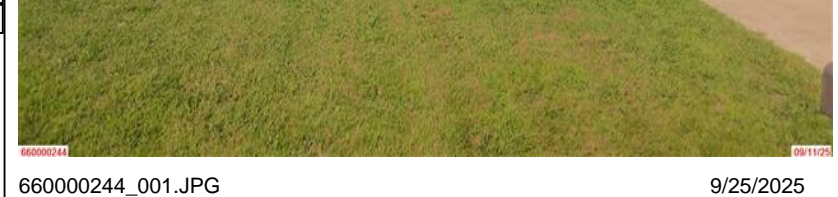
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Lot Data	Square-Foot - NBHD 1117 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.4234 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 18,443.00 x 1.70 = 31,353 Factor Value Adjustments 1.0000 Lot Value 31,353		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Vinyl
Base/Total Area	1,473 / 1,473
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,473
Fixture/RghIn	12 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	484 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1996 / 23



GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	160,832	109.19	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	199,910		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	92.99	Total Misc Impr	+ 7,601				
Roofing Adj	+ 4.08	Garage Cost	+ 14,244				
Subfloor Adj	+ 0.00	Total RCN	= 193,729				
Heat/Cool Adj	+ 10.30	Depreciation (33%)	- 63,931				
Plumbing Adj	+ 9.32	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 129,798				
Adj Base Cost	= 116.69	Lot Value	+ 31,353				
Total Area	x 1,473	Indicated Value	= 161,151				
Adjusted Cost	= 171,884	Value Per SqFt	109.40				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	129,798		
Lot Value	31,353		
Indicated Value	161,151	109.40	Per SqFt
Agland Value			
Site Improvements	1,749		
Total Value	162,900	110.59	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	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	767	7x6		42	21.16		889
PATO	SLAB PORCH - OPEN	768	244		244	8.75		2,135



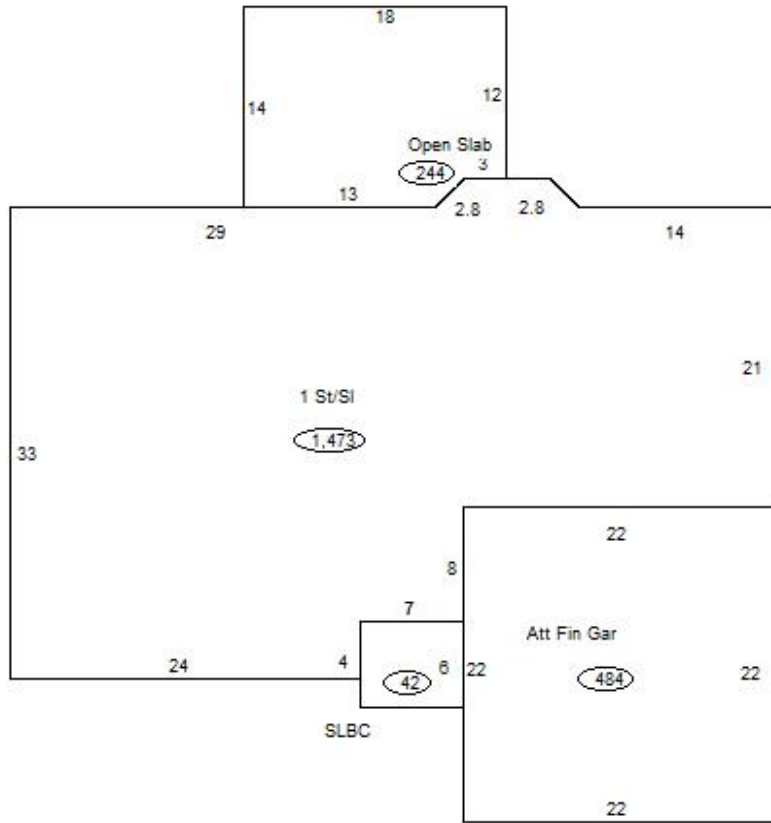
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Sketch Image

660000244



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,473	1.000	1,473
2	G	5		13	Att Fin Gar	484	1.000	484
3	M	PRCH		13	SLBC	42	1.000	42
4	M	PATO		13	Open Slab	244	1.000	244
Total Building Area						1,473		1,473



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small	10x16x6	Plank	Formed Metal	160	
	Qual	2	Cond 3	Year	2010	Eff Age	12
		Valuation Summary	Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD	
		Base Cost (20.24 x 160)	3,238		3,238	1,489	1,749