



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 18:26:57
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660000246 Parcel ID 000000-00-0-00738-001-0025 Cadastral ID 01-20-15-05030 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 301864 ACCONGIO, CHRISTOPHER J REVOCABLE LIVING TRUST 25354 S HOLIDAY DR CLAREMORE OK 74019-0000 Parcel Location Situs 25354 S HOLLIDAY DR Subdivision SHEPHERD VALLEY Lot/Block 0025 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 15 / 5 Neighborhood 1117 - R-V04-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>660000246_001.JPG 9/25/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.24450059 -95.66895192																																																																																																																									
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 Time 18:26:58
 Page 2

Lot Data		Square-Foot - NBHD 1117 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.445		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	19,385.00 x 1.70 = 32,955		
Factor Value			
Adjustments	1.0000		
Lot Value	32,955		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	79% 1 1/2 Story Finished 21% 1 1/2 Story Unfinish
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Vinyl
Base/Total Area	2,143 / 2,759
Style	79% 1 1/2 Story Finished - 21% 1 1/2 Story Unfinis
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,563
Fixture/RghIn	17 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	620 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	1993 / 25

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	302,362	109.59	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	90.59	Total Misc Impr	+	8,242	
Roofing Adj	+ 3.59	Garage Cost	+	23,641	
Subfloor Adj	+ -1.24	Total RCN	=	346,712	
Heat/Cool Adj	+ 12.64	Depreciation (31%)	-	107,481	
Plumbing Adj	+ 8.53	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	239,231	
Adj Base Cost	= 114.11	Lot Value	+	32,955	
Total Area	x 2,759	Indicated Value	=	272,186	
Adjusted Cost	= 314,829	Value Per SqFt		98.65	

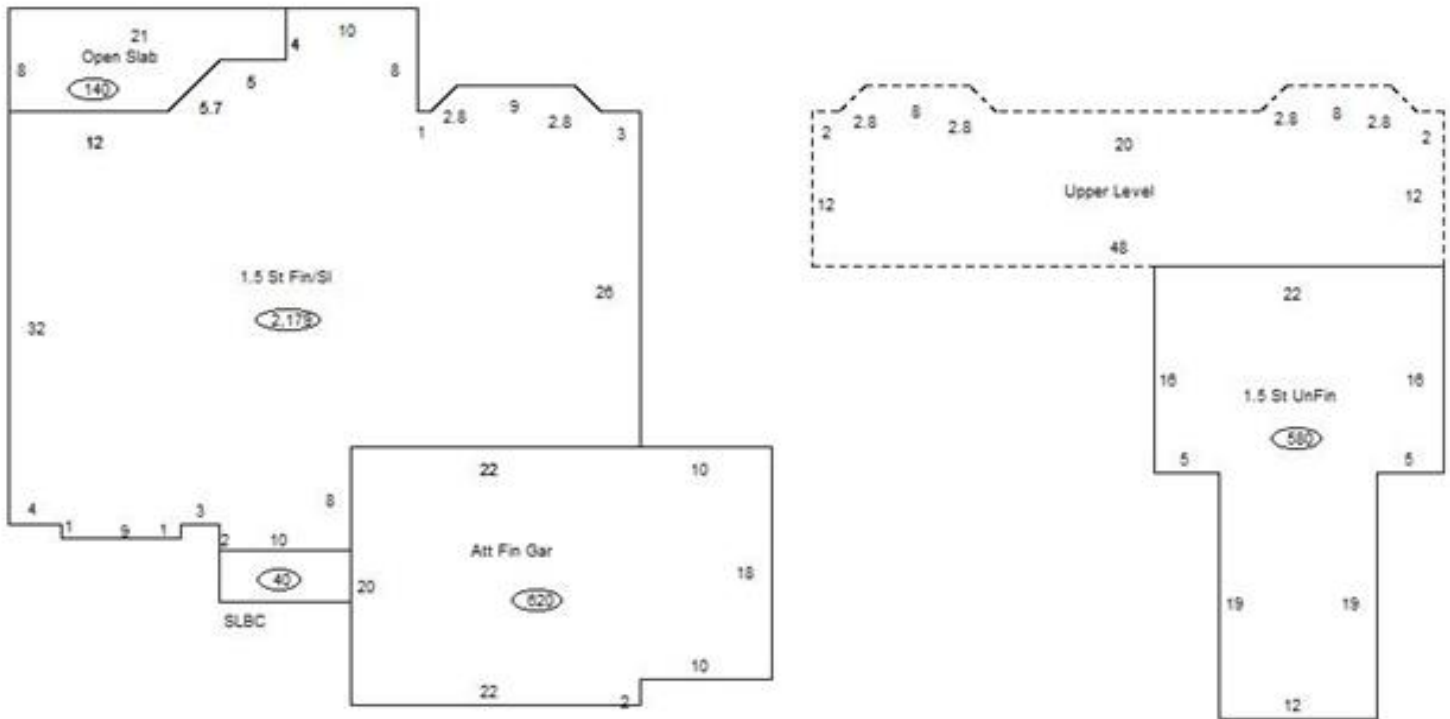
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	239,231		
Lot Value	32,955		
Indicated Value	272,186	98.65	Per SqFt
Agland Value			
Site Improvements	3,753		
Total Value	275,939	100.01	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	775	10x4		40	26.80		1,072
PATO	SLAB PORCH - OPEN	778	140		140	11.11		1,555



Sketch Image

660000246



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,563	1.394	2,179
2	G	5		13	Att Fin Gar	620	1.000	620
3	M	PRCH		13	SLBC	40	1.000	40
4	R	6		13	1.5 St UnFin	580	1.000	580
5	U	^UL	Overhang	13	Upper Level	616	1.000	616
6	M	PATO		13	Open Slab	140	1.000	140
Total Building Area						2,143		2,759



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Page 4

660000246

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 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
	Base Cost (20.98 x 120)		2,518	2,518	1,158	1,360
	WODC	Wood Deck - Covered	12x10x8	Plank	Formed Metal	120
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (54% Phys/ % Func)	RCNLD
	Base Cost (43.35 x 120)		5,202	5,202	2,809	2,393