



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 04:06:22  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660000247 <b>Parcel ID</b> 000000-00-0-00738-001-0026 <b>Cadastral ID</b> 01-20-15-05040 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 3 <b>Tax Area</b> 80 - VERDIGRIS TOWN/ VERDIGRI <b>Name ID</b> 319933 BRAND, JOHN PHILLIP & RUBY LEE  25386 S HOLLIDAY DR CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 25386 S HOLLIDAY DR <b>Subdivision</b> SHEPHERD VALLEY <b>Lot/Block</b> 0026 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 1 / 20 / 15 / 5 <b>Neighborhood</b> 1117 - R-V04-SW VERDIGRIS <b>School District</b> S008 - VERDIGRIS SCHOOLS					<p>660000247_001.JPG 9/25/2025</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.24420939 -95.66883499 LOT 26 BLOCK 1 SHEPHERD VALLEY																																																																																																																									
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Date 04/17/2026  
Time 04:06:22  
Page 2

Lot Data	Square-Foot - NBHD 1117 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.4267	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	18,589.00 x 1.70 = 31,601	
Factor Value		
Adjustments	1.0000	
Lot Value	31,601	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	70% Veneer, Masonry 30% Frame, Siding, Wood
Base/Total Area	2,062 / 2,062
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,062
Fixture/RghIn	16 /
Bed/F/H Bath	3 / 3.0 / 1.0
Basement Area	
Garage Type	484 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1992 / 26

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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	246,933	119.75	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	233,190		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	204,118		
Lot Value	31,601		
Indicated Value	235,719	114.32	Per SqFt
Agland Value			
Site Improvements	12,901		
Total Value	248,620	120.57	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	104.27	Total Misc Impr	+	21,443			
Roofing Adj	+ 4.66	Garage Cost	+	19,457			
Subfloor Adj	+ -2.19	Total RCN	=	309,269			
Heat/Cool Adj	+ 12.64	Depreciation ( 34%)	-	105,151			
Plumbing Adj	+ 10.77	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	204,118			
Adj Base Cost	= 130.15	Lot Value	+	31,601			
Total Area	x 2,062	Indicated Value	=	235,719			
Adjusted Cost	= 268,369	Value Per SqFt		114.32			

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	781		204	204	26.29		5,363
PRCH	SLAB PORCH - COVERED	782	34x12		408	25.65		10,465





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 Page 4

660000247

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	16x8x8	Plank	Formed Metal	128
	Qual	2	Cond 3	Year 2022	Eff Age 3	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (14% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (20.63 x 128)	2,641	2,641	370	2,271
	CPRV	Carport - RV	18x25x12	Concrete	Formed Metal	450
	Qual	3	Cond 3	Year 2022	Eff Age 3	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (19% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (12.57 x 450)	5,657	5,657	1,075	4,582
	GRDT	GARAGE - DETACHED 50% MAS. VENEER	20x20x8	Concrete	Composition Shingle	400
	Qual	3	Cond 3	Year 1995	Eff Age 23	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (52% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (31.50 x 400)	12,600	12,600	6,552	6,048