



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:01:34
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Assessment Data					Primary Image																																																																																																																				
Account 660000249 Parcel ID 000000-00-0-00738-001-0028 Cadastral ID 01-20-15-05060 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 275375 DYKES, DIANNA & JAMES M BRESNEHEN 25426 S HOLLIDAY DR CLAREMORE OK 74019-0000 Parcel Location Situs 25426 S HOLLIDAY DR Subdivision SHEPHERD VALLEY Lot/Block 0028 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 15 / 5 Neighborhood 1117 - R-V04-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>660000249_001.JPG 9/25/2025</p>																																																																																																																				
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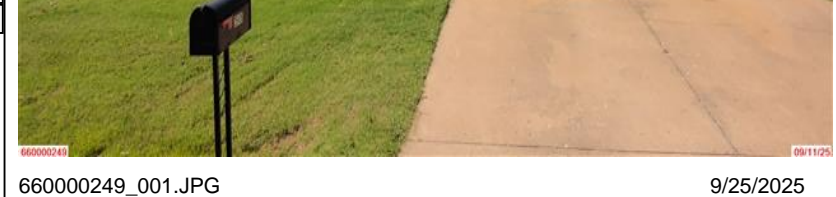
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Lot Data	Square-Foot - NBHD 1117 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.4548	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	19,813.00 x 1.70 = 33,682	
Factor Value		
Adjustments	1.0000	
Lot Value	33,682	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	1,380 / 1,380
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2000 / 20



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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	171,106	123.99	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	167,590		Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	104.59	Total Misc Impr	+	3,326	
Roofing Adj	+ 4.62	Garage Cost	+	14,664	
Subfloor Adj	+ 1.21	Total RCN	=	200,274	
Heat/Cool Adj	+ 11.47	Depreciation (25%)	-	50,069	
Plumbing Adj	+ 10.20	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	150,205	
Adj Base Cost	= 132.09	Lot Value	+	33,682	
Total Area	x 1,380	Indicated Value	=	183,887	
Adjusted Cost	= 182,284	Value Per SqFt		133.25	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	150,205		
Lot Value	33,682		
Indicated Value	183,887	133.25	Per SqFt
Agland Value			
Site Improvements	2,292		
Total Value	186,179	134.91	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	788	4x4		16	24.22		388
PRCH	SLAB PORCH - COVERED	789	10x10		100	23.95		2,395
PATO	Patio - Open	173966	10x5		50	10.86		543



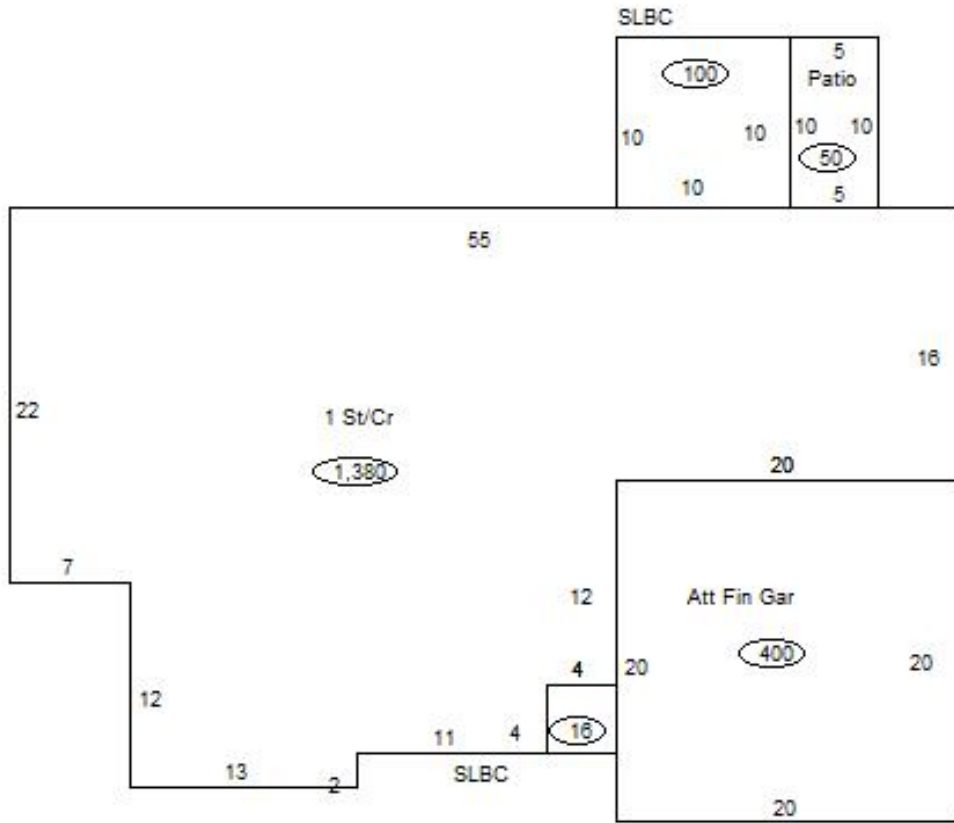
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,380	1.000	1,380
2	G	5		13	Att Fin Gar	400	1.000	400
3	M	PRCH		13	SLBC	16	1.000	16
4	M	PRCH		13	SLBC	100	1.000	100
5	M	PATO		13	Patio	50	1.000	50
Total Building Area						1,380		1,380



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	16x12x8	Plank	Composition Shingle	192
	Qual	2	Cond 3	Year 2015	Eff Age 8	
Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)		RCNLD
Base Cost (18.95 x 192)		3,638		3,638		2,292