



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 08:26:20
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660000252 Parcel ID 000000-00-0-00738-001-0031 Cadastral ID 01-20-15-05090 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 25476 S HOLLIDAY DR Subdivision SHEPHERD VALLEY Lot/Block 0031 / 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 Lot/Long: 36.24295565 -95.66762611																																																																																																																									
LOT 31 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>21</td> <td></td> <td>01/2002</td> <td>09/2002</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	21		01/2002	09/2002																																																																																																							
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Page 2

Lot Data		Square-Foot - NBHD 1117 #1		Primary Image				
Lot Size				 <p>660000252_001.JPG 9/25/2025</p>				
Lot Count								
Units Buildable	1							
Non-Ag Acres	0.413							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0						
		0						
Method	Square-Foot							
Base Lot Value	17,990.00 x 1.70 = 30,583							
Factor Value								
Adjustments	1.0000							
Lot Value	30,583							
Residential Data								
Type	1 Single Family Residence							
Condition	3 - Average							
Quality	2 - Fair							
Architecture	TRAD TRADITIONAL							
Style	100% One Story							
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Wood							
Base/Total Area	1,188 / 1,188							
Style	100% One Story							
HVAC	100% Warmed & Cooled Air							
Roof Cover	1 Composition Shingle							
Area on Slab	1,188							
Fixture/RghIn	11 /							
Bed/F/H Bath	3 / 2.0 /							
Basement Area								
Garage Type	380 Attached Garage - Finished 2 Stalls							
Remodel								
Year/Eff Age	2002 / 18							
Cost Approach		Manual : 01/2025						
Base Cost	95.16	Total Misc Impr	+	3,431				
Roofing Adj	+ 4.20	Garage Cost	+	11,993				
Subfloor Adj	+ 0.00	Total RCN	=	158,340				
Heat/Cool Adj	+ 10.30	Depreciation (32%)	-	50,669				
Plumbing Adj	+ 10.64	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=	107,671				
Adj Base Cost	= 120.30	Lot Value	+	30,583				
Total Area	x 1,188	Indicated Value	=	138,254				
Adjusted Cost	= 142,916	Value Per SqFt		116.38				
GRM Approach								
GRM Code								
Gross Rent 0.00								
Indicated Value								
Multiple Regression								
MRA Code 1 Test								
Adusted R 0.8445								
Indicated Value 143,249 120.58 Per SqFt								
Direct Comparables								
Selection Model A Adam Test								
Adjustment Model 1 2022 Residential								
Comparables								
Indicated Value								
Value Reconciliation								
Selected Approach Cost Approach								
Improvements 107,671								
Lot Value 30,583								
Indicated Value 138,254 116.38 Per SqFt								
Agland Value								
Site Improvements								
Total Value 138,254 116.38 Total Value Per SqFt								
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	800	23x5		115	20.93		2,407
PATO	SLAB PORCH - OPEN	801	10x10		100	10.24		1,024



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Page 3

Sketch Image

660000252



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,188	1.000	1,188
2	G	5		13	Att Fin Gar	380	1.000	380
3	M	PRCH		13	SLBC	115	1.000	115
4	M	PATO		13	Open Slab	100	1.000	100
Total Building Area						1,188		1,188