



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 16:14:51  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660000255 <b>Parcel ID</b> 000000-00-0-00738-001-0034 <b>Cadastral ID</b> 01-20-15-05120 <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> 316101 KRUMWIEDE, KELSIE  25526 S HOLLIDAY DR CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 25526 S HOLLIDAY DR <b>Subdivision</b> SHEPHERD VALLEY <b>Lot/Block</b> 0034 / 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>660000255_001.JPG 9/25/2025</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.24232679 -95.66681394 LOT 34 BLOCK 1 SHEPHERD VALLEY																																																																																																																									
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 Page 2

Lot Data	Square-Foot - NBHD 1117 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.3859 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 16,811.00 x 1.70 = 28,579 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 28,579		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	20% Veneer, Masonry 80% Frame, Siding, Wood
<b>Base/Total Area</b>	1,090 / 1,090
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,090
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	400 Attached Garage - Finished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	2002 / 18

GRM Approach
<b>GRM Code</b> <b>Gross Rent</b> 0.00 <b>Indicated Value</b>

Multiple Regression
<b>MRA Code</b> 1 Test <b>Adusted R</b> 0.8445 <b>Indicated Value</b> 153,600 140.92 Per SqFt

Direct Comparables
<b>Selection Model</b> A Adam Test <b>Adjustment Model</b> 1 2022 Residential <b>Comparables</b> 2 <b>Indicated Value</b> 169,920 Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	103.15	<b>Total Misc Impr</b>	+ 3,764	<b>Roofing Adj</b>	+ 4.67	<b>Garage Cost</b>	+ 14,664
<b>Subfloor Adj</b>	+ -1.22	<b>Total RCN</b>	= 161,196	<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 22%)</b>	- 35,463
<b>Plumbing Adj</b>	+ 12.91	<b>Lump Sums</b>	+ 0	<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 125,733
<b>Adj Base Cost</b>	= 130.98	<b>Lot Value</b>	+ 28,579	<b>Total Area</b>	x 1,090	<b>Indicated Value</b>	= 154,312
		<b>Value Per SqFt</b>	141.57	<b>Adjusted Cost</b>	= 142,768		

Value Reconciliation
<b>Selected Approach</b> Cost Approach <b>Improvements</b> 125,733 <b>Lot Value</b> 28,579 <b>Indicated Value</b> 154,312 141.57 Per SqFt <b>Agland Value</b> <b>Site Improvements</b> <b>Total Value</b> 154,312 141.57 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	812	16x7		112	23.91		2,678
PATO	Patio - Open	174537	10x10		100	10.86		1,086



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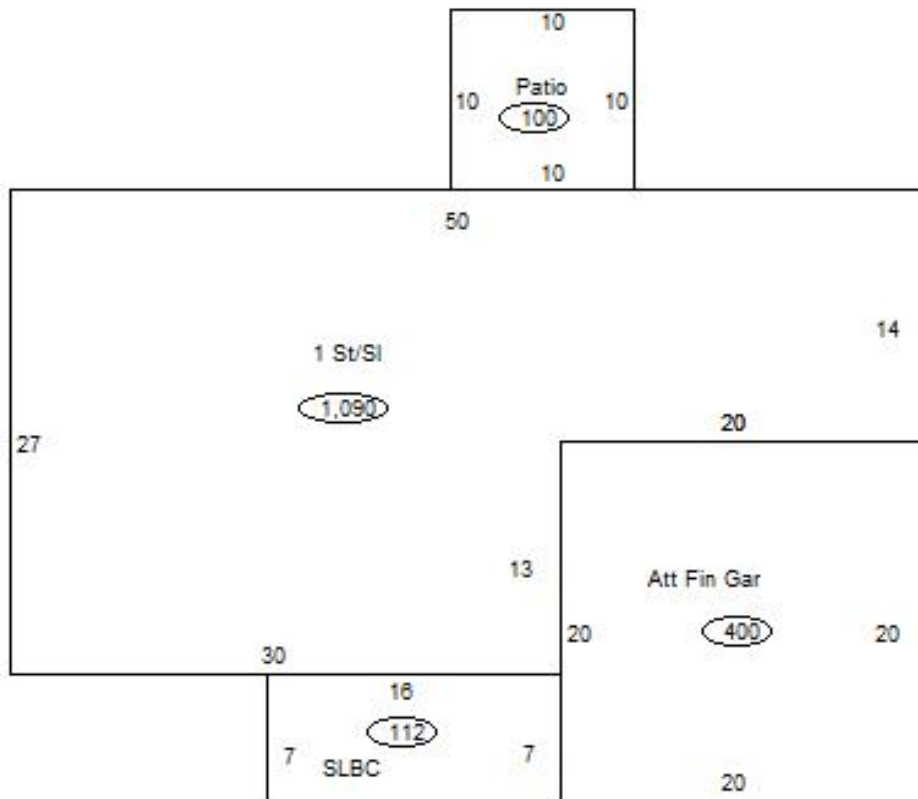
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Time 16:14:52

Page 3

Sketch Image

660000255



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,090	1.000	1,090
2	G	5	Slab	13	Att Fin Gar	400	1.000	400
3	M	PRCH		13	SLBC	112	1.000	112
4	M	PATO		13	Patio	100	1.000	100
<b>Total Building Area</b>						<b>1,090</b>		<b>1,090</b>