Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data

Account	660000256
Parcel ID	000000-00-0-00738-001-0035
Cadastral ID	01-20-15-05130
Property Type	REAL - Real Property
Property Class	URP **VI Area** 3
Tax Area	80 - VERDIGRIS TOWN/ VERDIGRI
Name ID	312351

SMITH, BILLY C & REBECCA J

25493 S CONCORD DR
CLAREMORE OK 74019-0000

Parcel Location

Situs	25493 S CONCORD DR
Subdivision	SHEPHERD VALLEY
Lot/Block	0035 / 0001 **Parcel Size** 1 - Lots
Sec/Twn/Rng	1 / 20 / 15 / 5
Neighborhood	1117 - R-V04-SW VERDIGRIS
School District	S008 - VERDIGRIS SCHOOLS

Primary Image

660000256_001.JPG 9/25/2025

Legal Description

Lat/Long: 36.24238536 -95.66631842

LOT 35 BLOCK 1 SHEPHERD VALLEY

Building Permits

Number	Description	Opened	Closed	Amount
R-3	NEW HOME	06/2002	11/2002	

Exemptions

Code	Type	Active	Maximum	Exemption
H	Homestead	No	1,000	

Sale History

Bk/Pg	Grantor	Date	Price	Code
2402/886	GILBERT, KYLE E &	05/21/2014	124,000	YES
1414/862	HOMESBYFREEMAN L L C	10/15/2002	115,000	YES
1371/950	VERDIGRIS VALLEY~CONSTRUCTION	04/16/2002	0	11
858/374			190,000	No

Parcel Valuation

Source	REAL
Remove Cap	2015
Year Frozen	0
Uncapped Value	0
TIF Project ID	0

	Fair Cash	Capped	Asmnt Level	Assessed
Land Value	34,241	25,774	11%	2,835
Improvements	162,197	156,603		17,226
Mobile Home	0	0		0
Total Value	196,438	182,377		20,061

		Current Tax
Levy Rate	104.132	
Assessed	20,061	2,088.99
Penalty	0	
Exemption	0	0.00
Total Taxable	20,061	2,089.00

Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660000256	SMITH, BILLY C & REBECCA J	80	185,522	0	19,106	1,990.00
2024	2024-660000256	SMITH, BILLY C & REBECCA J	80	200,152	0	18,197	1,744.00
2023	2023-660000256	SMITH, BILLY C & REBECCA J	80	157,545	0	17,330	1,636.00
2022	2022-660000256	SMITH, BILLY C & REBECCA J	80	155,878	0	16,242	1,561.00
2021	2021-660000256	SMITH, BILLY C & REBECCA J	80	140,622	0	15,468	1,447.00
2020	2020-660000256	SMITH, BILLY C & REBECCA J	80	134,706	0	14,767	1,385.00
2019	2019-660000256	SMITH, BILLY C & REBECCA J	80	127,854	0	14,064	1,340.00
2018	2018-660000256	SMITH, BILLY C & REBECCA J	80	132,716	0	14,599	1,391.00
2017	2017-660000256	SMITH, BILLY C & REBECCA J	80	131,544	0	14,470	1,382.00
2016	2016-660000256	SMITH, BILLY C & REBECCA J	80	128,073	0	14,088	1,350.00
2015	2015-660000256	SMITH, BILLY C & REBECCA J	80	124,973	0	13,747	1,328.00
2014	2014-660000256	SMITH, BILLY C & REBECCA J	80	144,209	1000	13,254	1,222.00
2013	2013-660000256	GILBERT, KYLE E &	80	135,531	1000	12,839	1,226.00

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Lot Data

Square-Foot - NBHD 1117 #1

Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.4624	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
		0
Method	Square-Foot	
Base Lot Value	20,142.00 x 1.70 = 34,241	
Factor Value		
Adjustments	1.0000	
Lot Value	34,241	

Primary Image

660000256_001.JPG 9/25/2025

Residential Data

Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Wood
Base/Total Area	1,524 / 1,524
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,524
Fixture/Rghln	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2002 / 18

GRM Approach

GRM Code		
Gross Rent	0.00	
Indicated Value		

Multiple Regression

MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	183,012	120.09	**Per SqFt**

Direct Comparables

Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	175,100		**Per SqFt**

Cost Approach

Manual : 01/2025

Base Cost		100.38	**Total Misc Impr**	+	7,304
Roofing Adj	+	4.49	**Garage Cost**	+	15,166
Subfloor Adj	+	-1.15	**Total RCN**	=	212,101
Heat/Cool Adj	+	11.47	**Depreciation (24%)**	-	50,904
Plumbing Adj	+	9.24	**Lump Sums**	+	0
Basement Adj	+	0.00	**RCNLD**	=	161,197
Adj Base Cost	=	124.43	**Lot Value**	+	34,241
Total Area	x	1,524	**Indicated Value**	=	195,438
Adjusted Cost	=	189,631	**Value Per SqFt**		128.24

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	161,197		
Lot Value	34,241		
Indicated Value	195,438	128.24	**Per SqFt**
Agland Value			
Site Improvements	1,000		
Total Value	196,438	128.90	**Total Value Per SqFt**

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	815	178		178	10.18		1,812
PRCH	SLAB PORCH - COVERED	816	178		178	23.65		4,210
PATO	Patio - Open	173969	30x4		120	10.68		1,282

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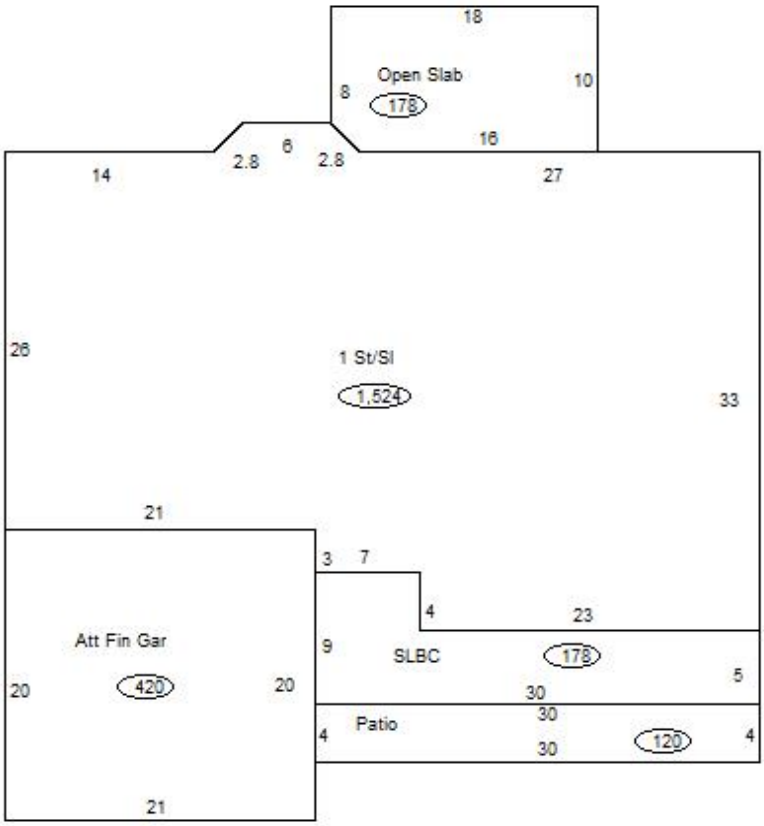
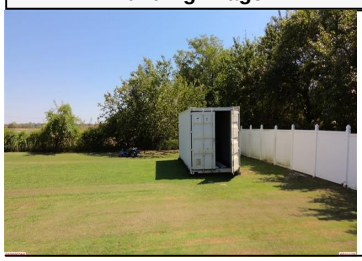
Sketch Image 660000256



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,524	1.000	1,524
2	G	5	Slab	13	Att Fin Gar	420	1.000	420
3	M	PATO		13	Open Slab	178	1.000	178
4	M	PRCH		13	SLBC	178	1.000	178
5	M	PATO		13	Patio	120	1.000	120
					Total Building Area	1,524		1,524

Outbuildings/Site Improvements 660000256

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHIP	Shipping/Storage Container	8x20x8			160

Qual 3 **Cond** 3 **Year** 0 **Eff Age** 0

Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ 0% Func)	RCNLD
Base Cost (6.25 x 160)	1,000		1,000		1,000