




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660000258 <b>Parcel ID</b> 000000-00-0-00738-001-0037 <b>Cadastral ID</b> 01-20-15-05150 <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> 302346 WRIGHT, NATHAN W  25453 S CONCORD DR CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 25453 S CONCORD DR <b>Subdivision</b> SHEPHERD VALLEY <b>Lot/Block</b> 0037 / 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>660000258_001.JPG 9/25/2025</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.24305714 -95.66637442																																																																																																																									
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Lot Data		Square-Foot - NBHD 1117 #1		Primary Image	
Lot Size					
Lot Count					
Units Buildable	1				
Non-Ag Acres	0.419				
Topography					
Street Access					
Utilities					
Amenities	LAND QUALITY	0	0		
Method	Square-Foot				
Base Lot Value	18,253.00 x 1.70 = 31,030				
Factor Value					
Adjustments	1.0000				
Lot Value	31,030				
<b>Residential Data</b>				660000258_001.JPG 9/25/2025	
Type	1 Single Family Residence			<b>GRM Approach</b>	
Condition	3 - Average			GRM Code	
Quality	2.5 - Fair			Gross Rent 0.00	
Architecture	TRAD TRADITIONAL			Indicated Value	
Style	100% One Story			<b>Multiple Regression</b>	
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Wood			MRA Code 1 Test	
Base/Total Area	1,354 / 1,354			Adusted R 0.8445	
Style	100% One Story			Indicated Value 172,158 127.15 Per SqFt	
HVAC	100% Warmed & Cooled Air			<b>Direct Comparables</b>	
Roof Cover	1 Composition Shingle			Selection Model A Adam Test	
Area on Slab	1,354			Adjustment Model 1 2022 Residential	
Fixture/RghIn	11 /			Comparables 6	
Bed/F/H Bath	3 / 2.0 /			Indicated Value 178,050 Per SqFt	
Basement Area				<b>Value Reconciliation</b>	
Garage Type	420 Attached Garage - Finished 2 Stalls			Selected Approach Cost Approach	
Remodel				Improvements 140,187	
Year/Eff Age	2001 / 19			Lot Value 31,030	
<b>Cost Approach</b>		<b>Manual : 01/2025</b>		Indicated Value 171,217 126.45 Per SqFt	
Base Cost	97.89	Total Misc Impr	+ 2,695	Agland Value	
Roofing Adj	+ 4.43	Garage Cost	+ 15,166	Site Improvements 1,876	
Subfloor Adj	+ -1.15	Total RCN	= 184,457	Total Value 173,093 127.84 Total Value Per SqFt	
Heat/Cool Adj	+ 11.47	Depreciation ( 24%)	- 44,270		
Plumbing Adj	+ 10.40	Lump Sums	+ 0		
Basement Adj	+ 0.00	RCNLD	= 140,187		
Adj Base Cost	= 123.04	Lot Value	+ 31,030		
Total Area	x 1,354	Indicated Value	= 171,217		
Adjusted Cost	= 166,596	Value Per SqFt	126.45		

<b>Miscellaneous Improvements</b>							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	822	76		76	24.03	1,826
PATO	SLAB PORCH - OPEN	823	10x8		80	10.86	869



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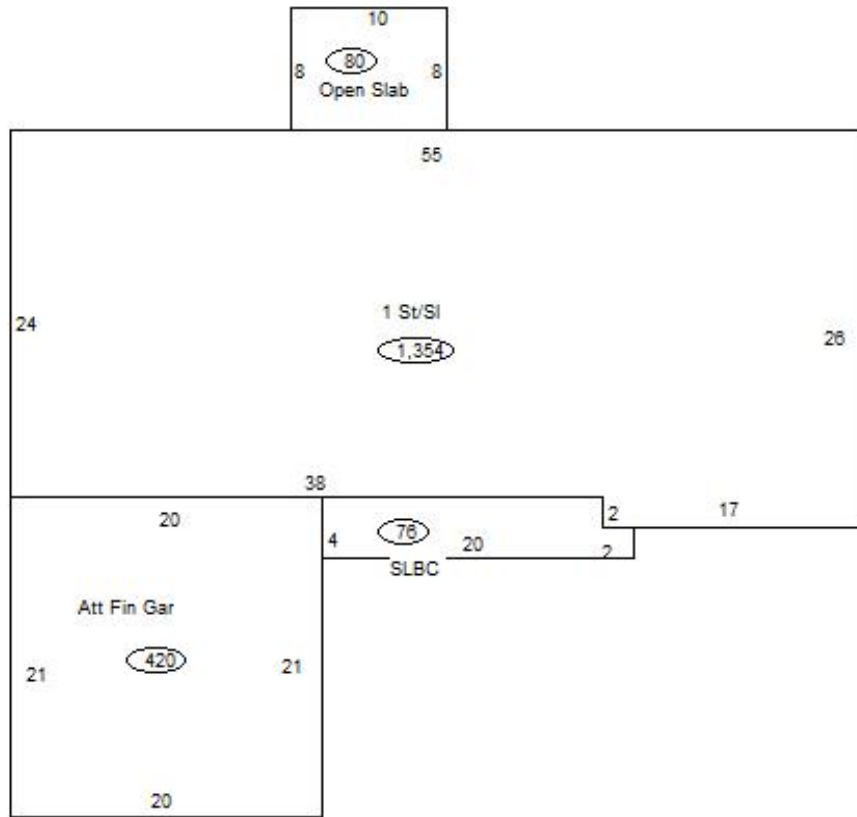
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Sketch Image

660000258



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,354	1.000	1,354
2	G	5		13	Att Fin Gar	420	1.000	420
3	M	PRCH		13	SLBC	76	1.000	76
4	M	PATO		13	Open Slab	80	1.000	80
<b>Total Building Area</b>						1,354		1,354



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x12x8	Plank	Formed Metal	144
	Qual	2	Cond 3	Year	2015	Eff Age 8
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (37% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (20.68 x 144)		2,978		2,978		1,102
						1,876