



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:01:40
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Assessment Data					Primary Image																																																																																																																				
Account 660000259 Parcel ID 000000-00-0-00738-001-0038 Cadastral ID 01-20-15-05160 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 278530 GANN, ANTHONY M & AMY M 25433 S CONCORD DR CLAREMORE OK 74019-0000 Parcel Location Situs 25433 S CONCORD DR Subdivision SHEPHERD VALLEY Lot/Block 0038 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 15 / 5 Neighborhood 1117 - R-V04-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>660000259_001.JPG 9/25/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.24334834 -95.66627146 LOT 38 BLOCK 1 SHEPHERD VALLEY																																																																																																																									
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Lot Data	Square-Foot - NBHD 1117 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.4024 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 17,530.00 x 1.70 = 29,801 Factor Value Adjustments 1.0000 Lot Value 29,801		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Wood
Base/Total Area	1,653 / 1,653
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,653
Fixture/RghIn	12 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	441 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2001 / 19

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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	206,000	124.62	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	185,520		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	93.16	Total Misc Impr	+ 6,090				
Roofing Adj	+ 4.24	Garage Cost	+ 15,678				
Subfloor Adj	+ -1.15	Total RCN	= 215,119				
Heat/Cool Adj	+ 11.47	Depreciation (24%)	- 51,629				
Plumbing Adj	+ 9.25	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 163,490				
Adj Base Cost	= 116.97	Lot Value	+ 29,801				
Total Area	x 1,653	Indicated Value	= 193,291				
Adjusted Cost	= 193,351	Value Per SqFt	116.93				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	163,490		
Lot Value	29,801		
Indicated Value	193,291	116.93	Per SqFt
Agland Value			
Site Improvements	15,499		
Total Value	208,790	126.31	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	826	10x4		40	24.14		966
PATO	Slab Porch - Open	827	20x4		80	10.86		869
PRCH	Slab Porch - Covered	159722	20x9		180	23.64		4,255



Rogers

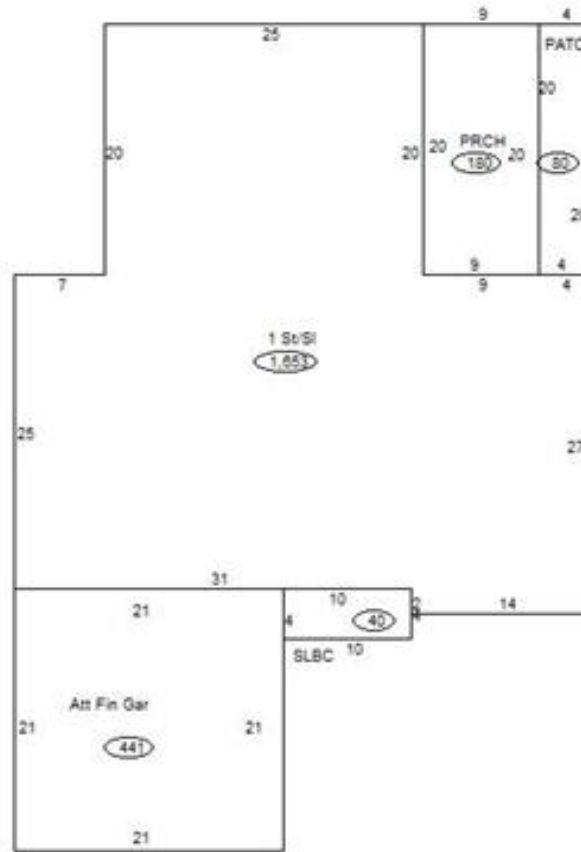
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,653	1.000	1,653
2	G	5	Slab	13	Att Fin Gar	441	1.000	441
3	M	PRCH		13	SLBC	40	1.000	40
4	M	PATO		13	PATO	80	1.000	80
5	M	PRCH		13	PRCH	180	1.000	180
Total Building Area						1,653		1,653



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	30x20x12	Concrete	Formed Metal	600
	Qual 3	Cond 3	Year 2013	Eff Age 10		
Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)		RCNLD
Base Cost (32.29 x 600)		19,374	19,374	3,875		15,499