




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:01:42
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Assessment Data					Primary Image																																																																																																																				
Account 660000260 Parcel ID 000000-00-0-00738-001-0039 Cadastral ID 01-20-15-05170 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 307888 ADMIRE, TROY D 25413 S CONCORD DR CLAREMORE OK 74019-0000 Parcel Location Situs 25413 S CONCORD DR Subdivision SHEPHERD VALLEY Lot/Block 0039 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 15 / 5 Neighborhood 1117 - R-V04-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					 <p>660000260_001.JPG 9/25/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.24367770 -95.66630962																																																																																																																									
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Lot Data	Square-Foot - NBHD 1117 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.3967	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	17,278.00 x 1.70 = 29,373	
Factor Value		
Adjustments	1.0000	
Lot Value	29,373	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Wood
Base/Total Area	1,449 / 1,449
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,449
Fixture/RghIn	12 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1999 / 20



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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	195,834	135.15	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	188,310		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	108.78	Total Misc Impr	+	6,137			
Roofing Adj	+ 5.02	Garage Cost	+	18,168			
Subfloor Adj	+ -2.37	Total RCN	=	220,934			
Heat/Cool Adj	+ 12.64	Depreciation (23%)	-	50,815			
Plumbing Adj	+ 11.63	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	170,119			
Adj Base Cost	= 135.70	Lot Value	+	29,373			
Total Area	x 1,449	Indicated Value	=	199,492			
Adjusted Cost	= 196,629	Value Per SqFt		137.68			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	170,119		
Lot Value	29,373		
Indicated Value	199,492	137.68	Per SqFt
Agland Value			
Site Improvements	2,685		
Total Value	202,177	139.53	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	830	121		121	26.55		3,213
PRCH	SLAB PORCH - COVERED	831	11x10		110	26.58		2,924



Rogers

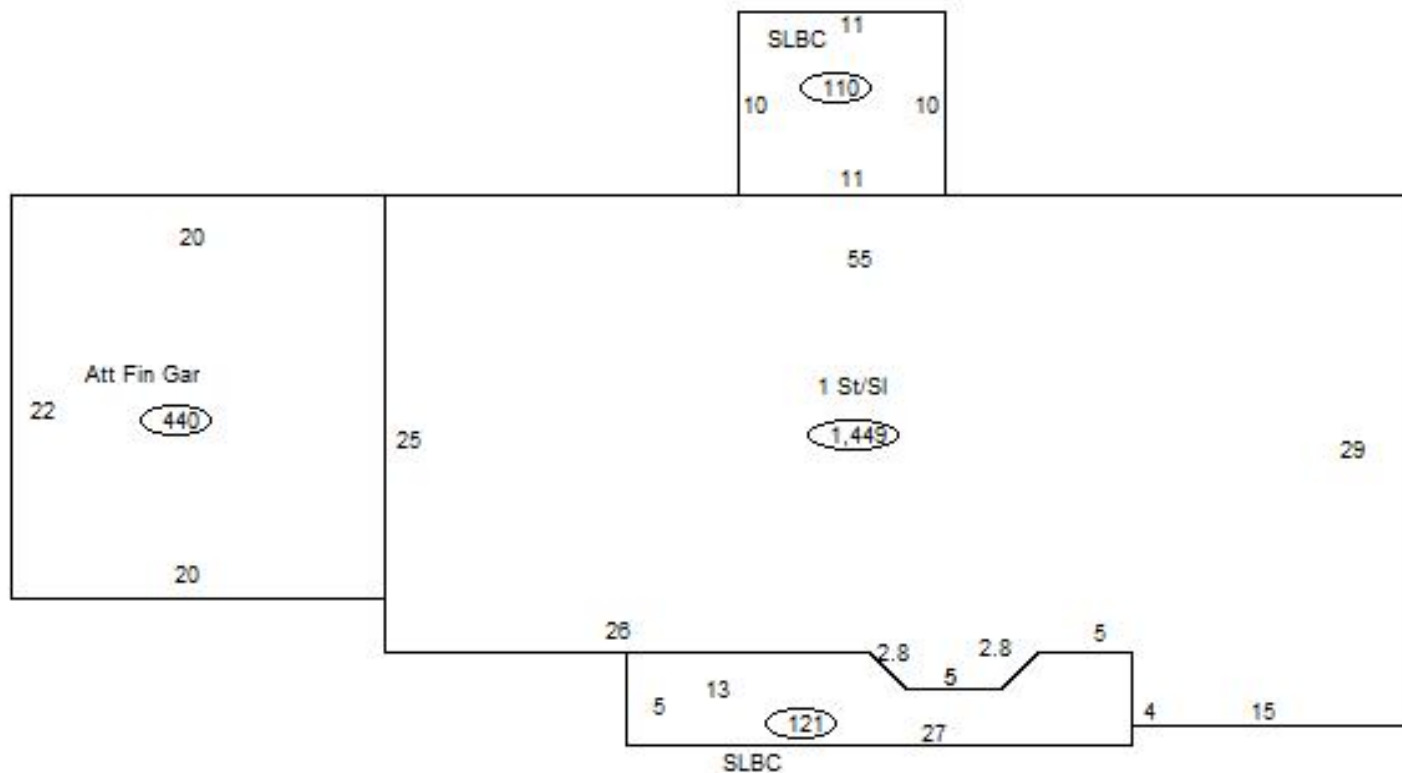
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Sketch Image

660000260



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,449	1.000	1,449
2	G	5		13	Att Fin Gar	440	1.000	440
3	M	PRCH		13	SLBC	121	1.000	121
4	M	PRCH		13	SLBC	110	1.000	110
Total Building Area						1,449		1,449



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small	10x16x8	Plank	Composition Shingle	160	
	Qual	2	Cond 3	Year	2022	Eff Age	3
		Valuation Summary	Modifier Total	RCN	Depr (14% Phys/ % Func)	RCNLD	
		Base Cost (19.51 x 160)	3,122		3,122	437	2,685