



# 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> 660000261 <b>Parcel ID</b> 000000-00-0-00738-001-0040 <b>Cadastral ID</b> 01-20-15-05180 <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> 305506 LAMBERT, JAMES V &  RACHEL A 25393 S CONCORD DR CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 25393 S CONCORD DR <b>Subdivision</b> SHEPHERD VALLEY <b>Lot/Block</b> 0040 / 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>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-3-15\IMG_000! 3/29/2022</p>														
<b>Legal Description</b> Lat/Long: 36.24397406 -95.66624027																			
LOT 40 BLOCK 1 SHEPHERD VALLEY					<b>Building Permits</b> <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>5267</td> <td>NEW HOME</td> <td>11/1998</td> <td>12/1999</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	5267	NEW HOME	11/1998	12/1999	
Number	Description	Opened	Closed	Amount															
5267	NEW HOME	11/1998	12/1999																
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
					2193/299	HESTER, MARCUS D	09/02/2011	140,000	YES										
					1527/757	BANK OF NEW YORK - TRUSTEE	09/19/2003	94,000	YES										
					1487/692	O'DONNELL, PERRY L	06/09/2003	0	10										
					1172/130	FREEMAN, LYNN B INC	05/14/1999	96,000	Yes										
					1136/824	VERDIGRIS VALLEY-CONSTRUCTION	10/14/1998	0	No										
					858/374			190,000	No										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	104.132	<b>Current Tax</b>										
<b>Remove Cap</b>	0	<b>Land Value</b>	30,185	30,014	11%	3,302	<b>Assessed</b>	23,825	2,480.94										
<b>Year Frozen</b>	0	<b>Improvements</b>	199,687	186,570		20,523	<b>Penalty</b>	0											
<b>Uncapped Value</b>	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0	0.00										
<b>TIF Project ID</b>	0	<b>Total Value</b>	229,872	216,584		23,825	<b>Total Taxable</b>	23,825	2,481.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660000261	LAMBERT, JAMES V &			80	208,379	0	22,689	2,363.00										
2024	2024-660000261	LAMBERT, JAMES V &			80	223,841	0	21,610	2,072.00										
2023	2023-660000261	LAMBERT, JAMES V &			80	187,095	0	20,580	1,943.00										
2022	2022-660000261	LAMBERT, JAMES V &			80	189,184	0	19,633	1,887.00										
2021	2021-660000261	LAMBERT, JAMES V &			80	169,985	0	18,698	1,750.00										
2020	2020-660000261	LAMBERT, JAMES V &			80	167,299	0	18,403	1,726.00										
2019	2019-660000261	LAMBERT, JAMES V &			80	160,638	0	17,670	1,683.00										
2018	2018-660000261	LAMBERT, JAMES V &			80	164,841	0	18,133	1,728.00										
2017	2017-660000261	LAMBERT, JAMES V &			80	163,485	0	17,983	1,718.00										
2016	2016-660000261	LAMBERT, JAMES V &			80	159,283	0	17,521	1,679.00										
2015	2015-660000261	LAMBERT, JAMES V &			80	155,402	0	17,094	1,651.00										
2014	2014-660000261	LAMBERT, JAMES V &			80	156,637	0	17,036	1,557.00										
2013	2013-660000261	LAMBERT, JAMES V &			80	147,499	0	16,225	1,536.00										



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Lot Data	Square-Foot - NBHD 1117 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.4076	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	17,756.00 x 1.70 = 30,185	
Factor Value		
Adjustments	1.0000	
Lot Value	30,185	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	40% Veneer, Masonry 60% Frame, Siding, Wood
Base/Total Area	1,621 / 1,621
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,621
Fixture/RghIn	13 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	484 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	
Adjusted R	0.8445		
Indicated Value	219,192	135.22	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	213,480 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	190,238		
Lot Value	30,185		
Indicated Value	220,423	135.98	Per SqFt
Agland Value			
Site Improvements	9,449		
Total Value	229,872	141.81	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	107.02	Total Misc Impr	+	11,250			
Roofing Adj	+ 4.90	Garage Cost	+	19,457			
Subfloor Adj	+ -2.31	Total RCN	=	247,062			
Heat/Cool Adj	+ 12.64	Depreciation ( 23%)	-	56,824			
Plumbing Adj	+ 11.22	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	190,238			
Adj Base Cost	= 133.47	Lot Value	+	30,185			
Total Area	x 1,621	Indicated Value	=	220,423			
Adjusted Cost	= 216,355	Value Per SqFt		135.98			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	834	27x6		162	26.42		4,280
PATO	SLAB PORCH - OPEN	835	12x10		120	11.29		1,355



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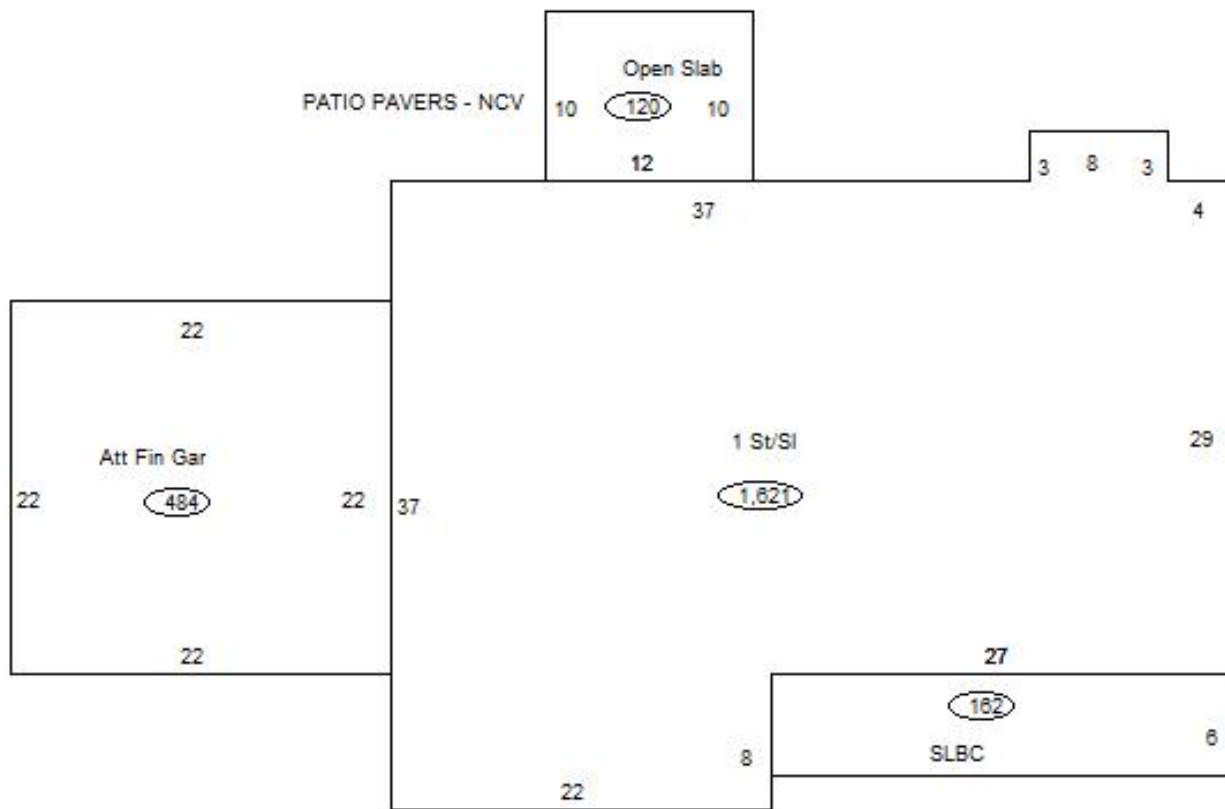
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### Sketch Image

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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/SI	1,621	1.000	1,621
2	G	5		13	Att Fin Gar	484	1.000	484
3	M	PRCH		13	SLBC	162	1.000	162
4	M	PATO		13	Open Slab	120	1.000	120
5	N	0		13	PATIO PAVERS - NCV		0.000	
<b>Total Building Area</b>						1,621		1,621



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x12x6	Plank	Formed Metal	120
	Qual	2	Cond 3	Year 2021	Eff Age 4	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (19% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (21.77 x 120)		2,612		2,612	496
	WODO	Wood Deck - Open	0x0x0	Plank		593
	Qual	3	Cond 3	Year 2020	Eff Age 5	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (27% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (16.94 x 593)		10,045		10,045	2,712