



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image				
Account	660000262								
Parcel ID	000000-00-0-00738-001-0041								
Cadastral ID	01-20-15-05190								
Property Type	REAL - Real Property								
Property Class	URP	VI Area 3							
Tax Area	80 - VERDIGRIS TOWN/ VERDIGRI								
Name ID	340185								
MARLER, MARK J									
25373 S CONCORD DR CLAREMORE OK 74019-0000									
Parcel Location									
Situs	25373 S CONCORD DR								
Subdivision	SHEPHERD VALLEY								
Lot/Block	0041 / 0001	Parcel Size 1 - Lots							
Sec/Twn/Rng	1 / 20 / 15 / 5								
Neighborhood	1117 - R-V04-SW VERDIGRIS								
School District	S008 - VERDIGRIS SCHOOLS								
Legal Description Lat/Long: 36.24429769 -95.66624701									
Building Permits									
LOT 41 BLOCK 1 SHEPHERD VALLEY									
Number	Description	Opened	Closed	Amount					
4894	NEW HOME	03/1998	12/1998						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
H	Homestead	No	1,000						
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	HOGAN, LONNIE J & KELLIE A	11/15/2022	219,000	YES					
1135/601	FREEMAN, LYNN B INC	10/02/1998	86,000	Yes					
1100/489	VERDIGRIS VALLEY-CONSTRUCTION	02/27/1998	0	No					
858/374			190,000	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	
Remove Cap	2023	Land Value	59,112	59,112	11%	6,502	Assessed	23,522 2,449.39	
Year Frozen	0	Improvements	159,127	154,727		17,020	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -87.00	
TIF Project ID	0	Total Value	218,239	213,839		23,522	Total Taxable	22,522 2,362.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660000262	MARLER, MARK J	80	207,611	1000	21,837	2,290.00		
2024	2024-660000262	MARLER, MARK J	80	219,000	0	24,090	2,309.00		
2023	2023-660000262	MARLER, MARK J	80	219,000	0	24,090	2,274.00		
2022	2022-660000262	HOGAN, LONNIE J & KELLIE A	80	153,517	1000	14,664	1,419.00		
2021	2021-660000262	HOGAN, LONNIE J & KELLIE A	80	143,272	1000	14,208	1,340.00		
2020	2020-660000262	HOGAN, LONNIE J & KELLIE A	80	137,371	1000	13,765	1,301.00		
2019	2019-660000262	HOGAN, LONNIE J & KELLIE A	80	130,320	1000	13,335	1,281.00		
2018	2018-660000262	HOGAN, LONNIE J & KELLIE A	80	134,122	1000	13,691	1,315.00		
2017	2017-660000262	HOGAN, LONNIE J & KELLIE A	80	132,949	1000	13,263	1,278.00		
2016	2016-660000262	HOGAN, LONNIE J & KELLIE A	80	129,388	1000	12,848	1,242.00		
2015	2015-660000262	HOGAN, LONNIE J & KELLIE A	80	127,397	1000	12,444	1,212.00		
2014	2014-660000262	HOGAN, LONNIE J & KELLIE A	80	134,719	1000	12,053	1,111.00		
2013	2013-660000262	HOGAN, LONNIE J & KELLIE A	80	127,126	0	12,672	1,200.00		



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Lot Data	Square-Foot - NBHD 1117 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.4022 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 17,518.00 x 1.70 = 29,781 Factor Value Adjustments 1.9849 Lot Value 59,112		

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	1,361 / 1,361
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	525 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1998 / 21

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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	180,491	132.62	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	182,400 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	103.00	Total Misc Impr	+ 16,593				
Roofing Adj	+ 4.63	Garage Cost	+ 17,876				
Subfloor Adj	+ 1.21	Total RCN	= 212,297				
Heat/Cool Adj	+ 11.47	Depreciation (27%)	- 57,320				
Plumbing Adj	+ 10.35	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 154,977				
Adj Base Cost	= 130.66	Lot Value	+ 59,112				
Total Area	x 1,361	Indicated Value	= 214,089				
Adjusted Cost	= 177,828	Value Per SqFt	157.30				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	154,977		
Lot Value	59,112		
Indicated Value	214,089	157.30	Per SqFt
Agland Value			
Site Improvements	4,150		
Total Value	218,239	160.35	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
SHLT	STORM SHELTER	0		1	2022	0.00		
PRCH	SLAB PORCH - COVERED	838	18x18		324	23.20		7,517
PRCH	Porch	839	168		168	23.69		3,980



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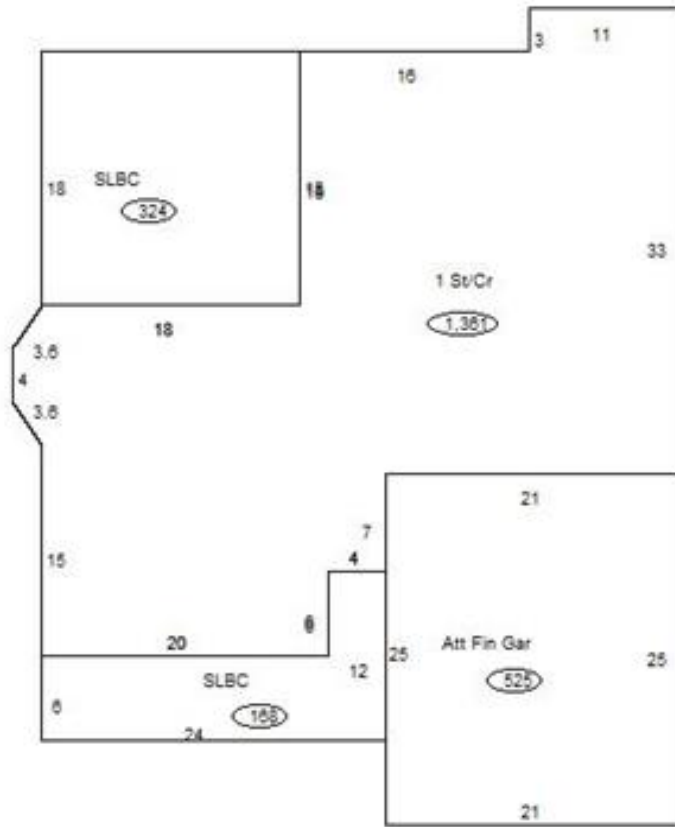
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,361	1.000	1,361
2	G	5		13	Att Fin Gar	525	1.000	525
3	M	PRCH		13	SLBC	324	1.000	324
4	M	PRCH		13	SLBC	168	1.000	168
Total Building Area						1,361		1,361



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small	10x16x8	Plank	Formed Metal	160	
	Qual	3	Cond 3	Year 2015	Eff Age 8		
	Valuation Summary		Modifier Total		RCN	Depr (37% Phys/ % Func)	RCNLD
	Base Cost (25.44 x 160)		4,070		4,070	1,506	2,564
	SHDS	Shed - Small	10x12x8	Plank	Composition Shingle	120	
	Qual	2	Cond 3	Year 2015	Eff Age 8		
	Valuation Summary		Modifier Total		RCN	Depr (37% Phys/ % Func)	RCNLD
	Base Cost (20.98 x 120)		2,518		2,518	932	1,586