



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 05:30:08
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660000263 Parcel ID 000000-00-0-00738-001-0042 Cadastral ID 01-20-15-05200 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 317224 MANN, JUSTIN P 25353 S CONCORD DR CLAREMORE OK 74019-0000 Parcel Location Situs 25353 S CONCORD DR Subdivision SHEPHERD VALLEY Lot/Block 0042 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 15 / 5 Neighborhood 1117 - R-V04-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>660000263_001.JPG 9/25/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.24464234 -95.66631891																																																																																																																									
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Lot Data	Square-Foot - NBHD 1117 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.405	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	17,640.00 x 1.70 = 29,988	
Factor Value		
Adjustments	1.0000	
Lot Value	29,988	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% 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	14 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1999 / 20

660000263_001.JPG	9/25/2025
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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	208,166	125.93	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	205,720 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	110.10	Total Misc Impr	+	7,823	
Roofing Adj	+ 4.88	Garage Cost	+	18,168	
Subfloor Adj	+ -2.31	Total RCN	=	252,650	
Heat/Cool Adj	+ 12.64	Depreciation (29%)	-	73,269	
Plumbing Adj	+ 11.81	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	179,381	
Adj Base Cost	= 137.12	Lot Value	+	29,988	
Total Area	x 1,653	Indicated Value	=	209,369	
Adjusted Cost	= 226,659	Value Per SqFt		126.66	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	179,381		
Lot Value	29,988		
Indicated Value	209,369	126.66	Per SqFt
Agland Value			
Site Improvements			
Total Value	209,369	126.66	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	842	7x4		28	26.84		752
PATO	SLAB PORCH - OPEN	843	130		130	11.20		1,456



Rogers

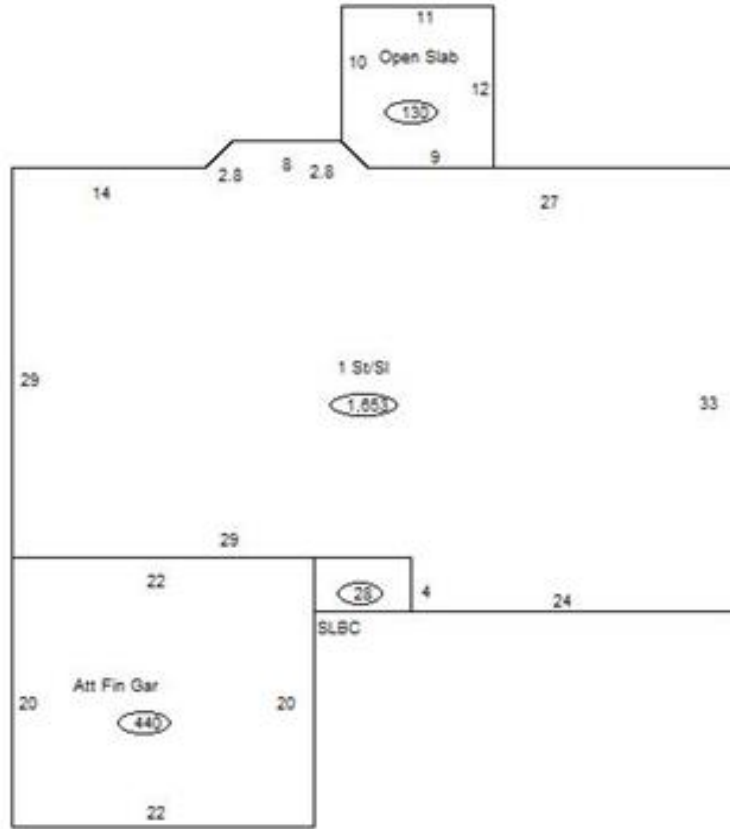
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Sketch Image

660000263



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,653	1.000	1,653
2	G	5		13	Att Fin Gar	440	1.000	440
3	M	PRCH		13	SLBC	28	1.000	28
4	M	PATO		13	Open Slab	130	1.000	130
Total Building Area						1,653		1,653