



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 08:38:24
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Assessment Data					Primary Image																																																																																																																				
Account 660000264 Parcel ID 000000-00-0-00738-001-0043 Cadastral ID 01-20-15-05210 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 311537 THOMPSON, DAVID BRUCE & ANGELA G 25333 S CONCORD DR CLAREMORE OK 74019-0000 Parcel Location Situs 25333 S CONCORD DR Subdivision SHEPHERD VALLEY Lot/Block 0043 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 15 / 5 Neighborhood 1117 - R-V04-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>660000264_002.JPG 9/28/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.24493060 -95.66622731																																																																																																																									
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Lot Data	Square-Foot - NBHD 1117 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.3938 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 17,153.00 x 1.70 = 29,160 Factor Value Adjustments 1.0000 Lot Value 29,160		 <p>660000264_002.JPG 9/28/2025</p>

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	1,420 / 1,420
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,420
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1998 / 21

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 189,812 133.67 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 8 Indicated Value 185,110 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	109.44	Total Misc Impr	+ 14,522	Roofing Adj	+ 5.05	Garage Cost	+ 17,606
Subfloor Adj	+ -2.40	Total RCN	= 224,751	Heat/Cool Adj	+ 12.64	Depreciation (25%)	- 56,188
Plumbing Adj	+ 10.92	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 168,563
Adj Base Cost	= 135.65	Lot Value	+ 29,160	Total Area	x 1,420	Indicated Value	= 197,723
		Value Per SqFt	139.24	Adjusted Cost	= 192,623		

Value Reconciliation
Selected Approach Cost Approach Improvements 168,563 Lot Value 29,160 Indicated Value 197,723 139.24 Per SqFt Agland Value Site Improvements 1,813 Total Value 199,536 140.52 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	846		129	129	26.52		3,421
PATC	Patio - Covered	847	20x18		360	15.24		5,486



Rogers

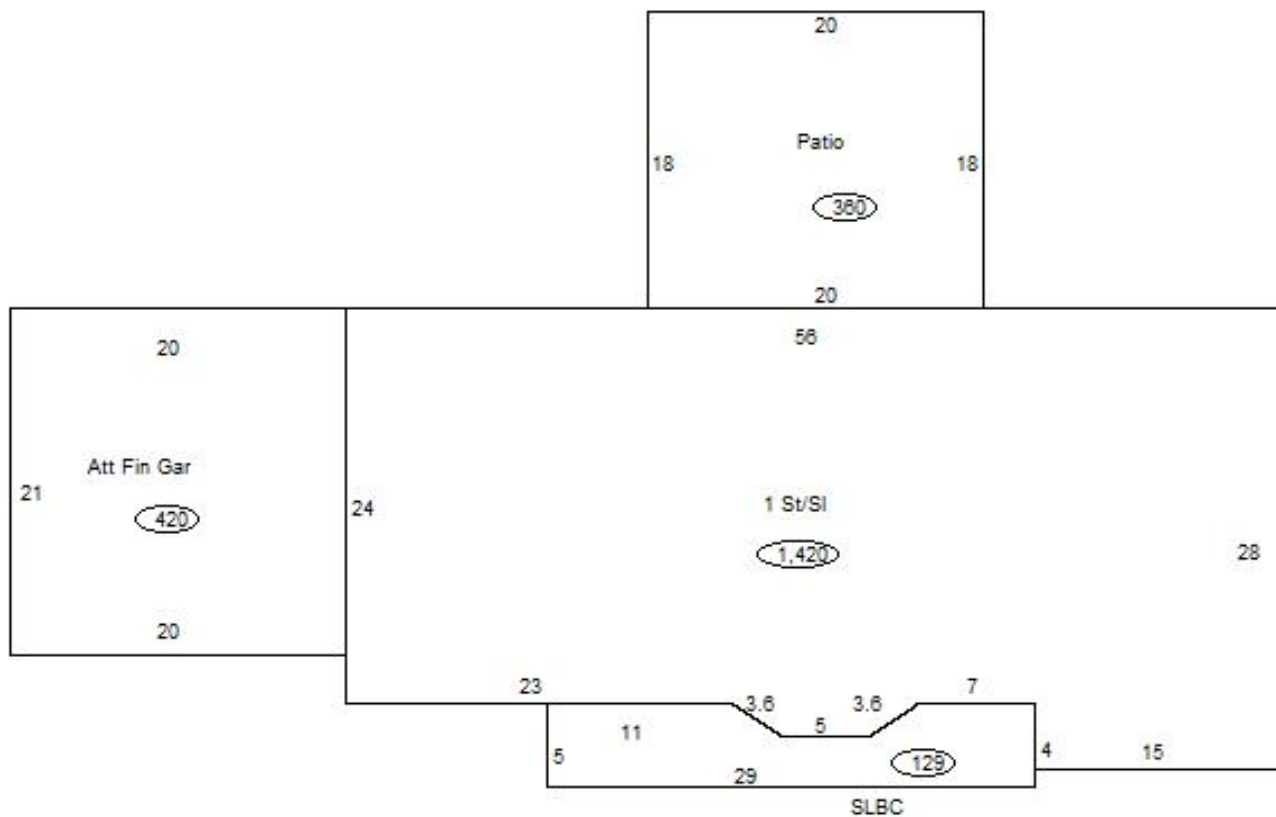
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Sketch Image

660000264



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,420	1.000	1,420
2	G	5		13	Att Fin Gar	420	1.000	420
3	M	PRCH		13	SLBC	129	1.000	129
4	M	PATC		13	Patio	360	1.000	360
Total Building Area						1,420		1,420



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x12x8	Plank	Composition Shingle	120
	Qual	2	Cond 3	Year	2018	Eff Age 6
Valuation Summary		Modifier Total	RCN	Depr (28% Phys/ % Func)		RCNLD
Base Cost (20.98 x 120)		2,518		2,518 705		1,813