Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date	04/17/2026
Time	08:44:52
Page	1

Assessment Data

Account	660000265
Parcel ID	000000-00-0-00738-001-0044
Cadastral ID	01-20-15-05220
Property Type	REAL - Real Property
Property Class	URP **VI Area** 3
Tax Area	80 - VERDIGRIS TOWN/ VERDIGRI
Name ID	272692

PHILLIPS, RONALD C JR & LISA R
REVOCABLE TRUST

25313 S CONCORD DR
CLAREMORE OK 74019-0000

Parcel Location

Situs	25313 S CONCORD DR
Subdivision	SHEPHERD VALLEY
Lot/Block	0044 / 0001 **Parcel Size** 1 - Lots
Sec/Twn/Rng	1 / 20 / 15 / 5
Neighborhood	1117 - R-V04-SW VERDIGRIS
School District	S008 - VERDIGRIS SCHOOLS

Primary Image

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Legal Description

Lat/Long: 36.24524922 -95.66622306

LOT 44 BLOCK 1 SHEPHERD VALLEY

Building Permits

Number	Description	Opened	Closed	Amount

Exemptions

Code	Type	Active	Maximum	Exemption
H	Homestead	Yes	1,000	1,000

Sale History

Bk/Pg	Grantor	Date	Price	Code
1201/592	FREEMAN, LYNN B INC	10/19/1999	99,000	Yes
1156/86	VERDIGRIS VALLEY~CONSTRUCTION	02/10/1999	0	No
858/374			190,000	No

Parcel Valuation

Source	REAL
Remove Cap	2000
Year Frozen	0
Uncapped Value	0
TIF Project ID	0

	Fair Cash	Capped	Asmnt Level	Assessed
Land Value	30,398	21,638	11%	2,380
Improvements	206,718	165,760		18,234
Mobile Home	0	0		0
Total Value	237,116	187,398		20,614

Levy Rate	104.132	Current Tax
Assessed	20,614	2,146.57
Penalty	0	
Exemption	1,000	-88.00
Total Taxable	19,614	2,059.00

Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660000265	PHILLIPS, RONALD C JR & LISA R	80	221,514	1000	19,014	1,997.00
2024	2024-660000265	PHILLIPS, RONALD C JR & LISA R	80	238,244	1000	18,431	1,777.00
2023	2023-660000265	PHILLIPS, RONALD C JR & LISA R	80	177,879	1000	17,865	1,696.00
2022	2022-660000265	PHILLIPS, RONALD C JR & LISA R	80	175,855	1000	16,782	1,623.00
2021	2021-660000265	PHILLIPS, RONALD C JR & LISA R	80	162,148	1000	16,264	1,533.00
2020	2020-660000265	PHILLIPS, RONALD C JR & LISA R	80	154,487	1000	15,761	1,489.00
2019	2019-660000265	PHILLIPS, RONALD C JR & LISA R	80	147,936	1000	15,273	1,465.00
2018	2018-660000265	PHILLIPS, RONALD C JR & LISA R	80	153,556	1000	15,891	1,525.00
2017	2017-660000265	PHILLIPS, RONALD C JR & LISA R	80	152,233	1000	15,746	1,515.00
2016	2016-660000265	PHILLIPS, RONALD C JR & LISA R	80	148,137	1000	15,295	1,476.00
2015	2015-660000265	PHILLIPS, RONALD C JR & LISA R	80	144,241	1000	14,867	1,446.00
2014	2014-660000265	PHILLIPS, RONALD C JR & LISA R	80	150,519	1000	14,707	1,354.00
2013	2013-660000265	PHILLIPS, RONALD C JR & LISA R	80	141,606	1000	14,250	1,359.00

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Date	04/17/2026
Time	08:44:53
Page	2

Lot Data

Square-Foot - NBHD 1117 #1

Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.4105	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
		0
Method	Square-Foot	
Base Lot Value	17,881.00 x 1.70 = 30,398	
Factor Value		
Adjustments	1.0000	
Lot Value	30,398	

Primary Image

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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	1,865 / 1,865
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,865
Fixture/Rghln	14 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	418 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1999 / 20

GRM Approach

GRM Code		
Gross Rent		0.00
Indicated Value		

Multiple Regression

MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	223,847	120.03	**Per SqFt**

Direct Comparables

Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	7		
Indicated Value	209,830		**Per SqFt**

Cost Approach

Manual : 01/2025

Base Cost		104.10	**Total Misc Impr**	+	6,354
Roofing Adj	+	4.77	**Garage Cost**	+	17,552
Subfloor Adj	+	-2.27	**Total RCN**	=	265,815
Heat/Cool Adj	+	12.64	**Depreciation (23%)**	-	61,137
Plumbing Adj	+	10.47	**Lump Sums**	+	0
Basement Adj	+	0.00	**RCNLD**	=	204,678
Adj Base Cost	=	129.71	**Lot Value**	+	30,398
Total Area	x	1,865	**Indicated Value**	=	235,076
Adjusted Cost	=	241,909	**Value Per SqFt**		126.05

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	204,678		
Lot Value	30,398		
Indicated Value	235,076	126.05	**Per SqFt**
Agland Value			
Site Improvements	2,040		
Total Value	237,116	127.14	**Total Value Per SqFt**

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0	1	2006	1	0.00		
PRCH	SLAB PORCH - COVERED	849	64		64	26.73		1,711
PRCH	SLAB PORCH - COVERED	850	176		176	26.38		4,643

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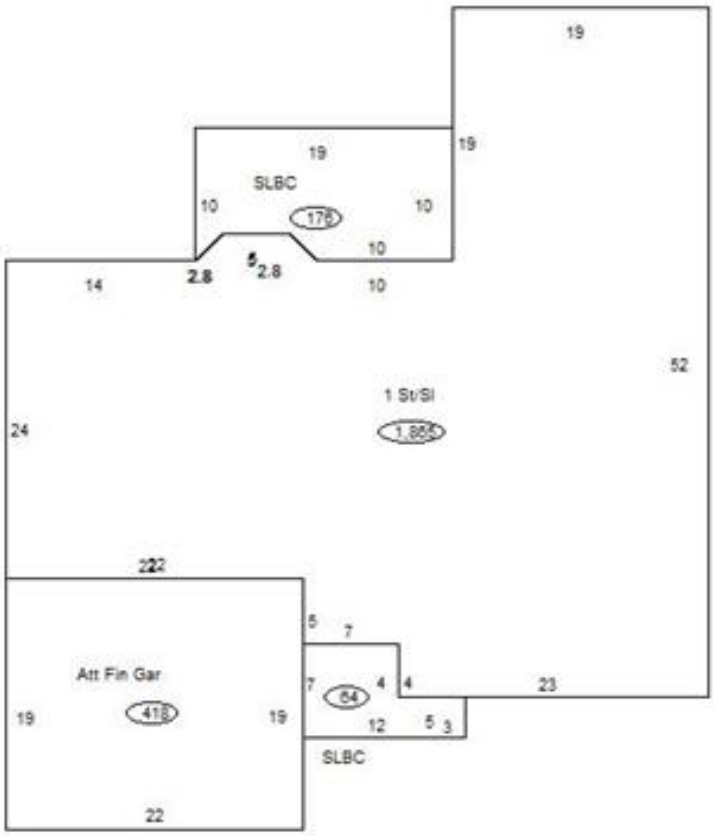
Date	**04/17/2026**
Time	**08:44:53**
Page	**3**

Sketch Image 660000265



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	5		13	Att Fin Gar	418	1.000	418
2	M	PRCH		13	SLBC	64	1.000	64
3	M	PRCH		13	SLBC	176	1.000	176
4	R	1	Slab	13	1 St/Sl	1,865	1.000	1,865
					Total Building Area	1,865		1,865

Outbuildings/Site Improvements 660000265

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x12x8	Plank	Composition Shingle	120

Qual 2 **Cond** 3 **Year** 2021 **Eff Age** 4

Valuation Summary		Modifier Total	RCN	Depr (19% Phys/ % Func)	RCNLD
Base Cost (20.98 x 120)	2,518		2,518	478	2,040