



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 03:03:58
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Assessment Data					Primary Image																																																																																																																				
Account 660000266 Parcel ID 000000-00-0-00738-001-0045 Cadastral ID 01-20-15-05230 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 332655 TUELL, KELI 25295 S CONCORD DR CLAREMORE OK 74019-0000 Parcel Location Situs 25295 S CONCORD DR Subdivision SHEPHERD VALLEY Lot/Block 0045 / 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 Lot/Long: 36.24559980 -95.66630785																																																																																																																									
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Lot Data		Square-Foot - NBHD 1117 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.4036		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	17,581.00 x 1.70 = 29,888		
Factor Value			
Adjustments	1.0000		
Lot Value	29,888		



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, Vinyl
Base/Total Area	1,825 / 1,825
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,825
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	546 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1997 / 22

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	227,867	124.86	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	231,490		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	104.14	Total Misc Impr	+ 9,530
Roofing Adj	+ 4.79	Garage Cost	+ 21,392
Subfloor Adj	+ -2.29	Total RCN	= 268,136
Heat/Cool Adj	+ 12.64	Depreciation (26%)	- 69,715
Plumbing Adj	+ 10.70	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 198,421
Adj Base Cost	= 129.98	Lot Value	+ 29,888
Total Area	x 1,825	Indicated Value	= 228,309
Adjusted Cost	= 237,214	Value Per SqFt	125.10

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	198,421		
Lot Value	29,888		
Indicated Value	228,309	125.10	Per SqFt
Agland Value			
Site Improvements			
Total Value	228,309	125.10	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	854	6x5		30	26.84		805
PRCH	SLAB PORCH - COVERED	855	80		80	26.68		2,134
PATO	SLAB PORCH - OPEN	856	17x5		85	11.48		976



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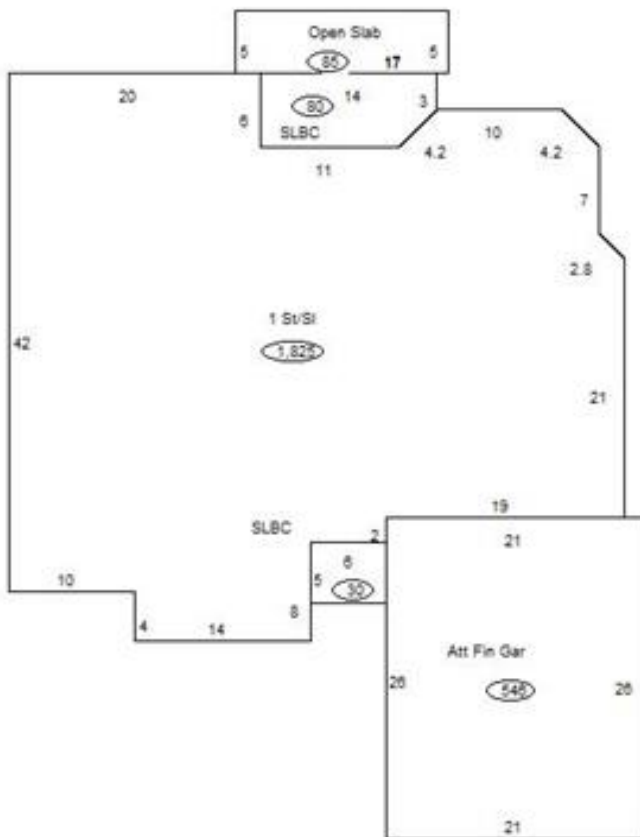
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Sketch Image

660000266



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,825	1.000	1,825
2	G	5		13	Att Fin Gar	546	1.000	546
3	M	PRCH		13	SLBC	30	1.000	30
4	M	PRCH		13	SLBC	80	1.000	80
5	M	PATO		13	Open Slab	85	1.000	85
Total Building Area						1,825		1,825