



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 09:04:53  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660000273 <b>Parcel ID</b> 000000-00-0-00738-002-0003 <b>Cadastral ID</b> 01-20-15-05300 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 3 <b>Tax Area</b> 80 - VERDIGRIS TOWN/ VERDIGRI <b>Name ID</b> 348858 FREEMAN, JOSHUA L REVOCABLE TRUST  10535 E 156TH ST N COLLINSVILLE OK 74021-0000  <b>Parcel Location</b> <b>Situs</b> 09294 E 530 RD <b>Subdivision</b> SHEPHERD VALLEY <b>Lot/Block</b> 0003 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 1 / 20 / 15 / 5 <b>Neighborhood</b> 1117 - R-V04-SW VERDIGRIS <b>School District</b> S008 - VERDIGRIS SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.24916315 -95.66592465																																																																																																																									
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Lot Data	Square-Foot - NBHD 1117 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.3451 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 15,034.00 x 1.70 = 25,558 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 25,558		

Residential Data	
<b>Type</b>	3 Townhouse, End Unit
<b>Condition</b>	3 - Average
<b>Quality</b>	2 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	2,160 / 2,160
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	2,160
<b>Fixture/RghIn</b>	15 /
<b>Bed/F/H Bath</b>	4 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	800 Attached Garage - Finished 4 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	1998 / 21

660000273_001.JPG	9/28/2025
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GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	223,431	103.44	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	
<b>Indicated Value</b>	

Cost Approach				Manual : 01/2025	
<b>Base Cost</b>	105.42	<b>Total Misc Impr</b>	+	6,290	
<b>Roofing Adj</b>	+ 0.00	<b>Garage Cost</b>	+	27,008	
<b>Subfloor Adj</b>	+ 0.00	<b>Total RCN</b>	=	278,739	
<b>Heat/Cool Adj</b>	+ 0.00	<b>Depreciation ( 35%)</b>	-	97,559	
<b>Plumbing Adj</b>	+ 8.21	<b>Lump Sums</b>	+	0	
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	181,180	
<b>Adj Base Cost</b>	= 113.63	<b>Lot Value</b>	+	25,558	
<b>Total Area</b>	x 2,160	<b>Indicated Value</b>	=	206,738	
<b>Adjusted Cost</b>	= 245,441	<b>Value Per SqFt</b>		95.71	

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	181,180		
<b>Lot Value</b>	25,558		
<b>Indicated Value</b>	206,738	95.71	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	206,738	95.71	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	888	20x5		100	23.77		2,377
PATO	SLAB PORCH - OPEN	889	10x7		70	10.24		717
PATO	SLAB PORCH - OPEN	174590	10x8		80	10.24		819
PRCH	SLAB PORCH - COVERED	174591	20x5		100	23.77		2,377



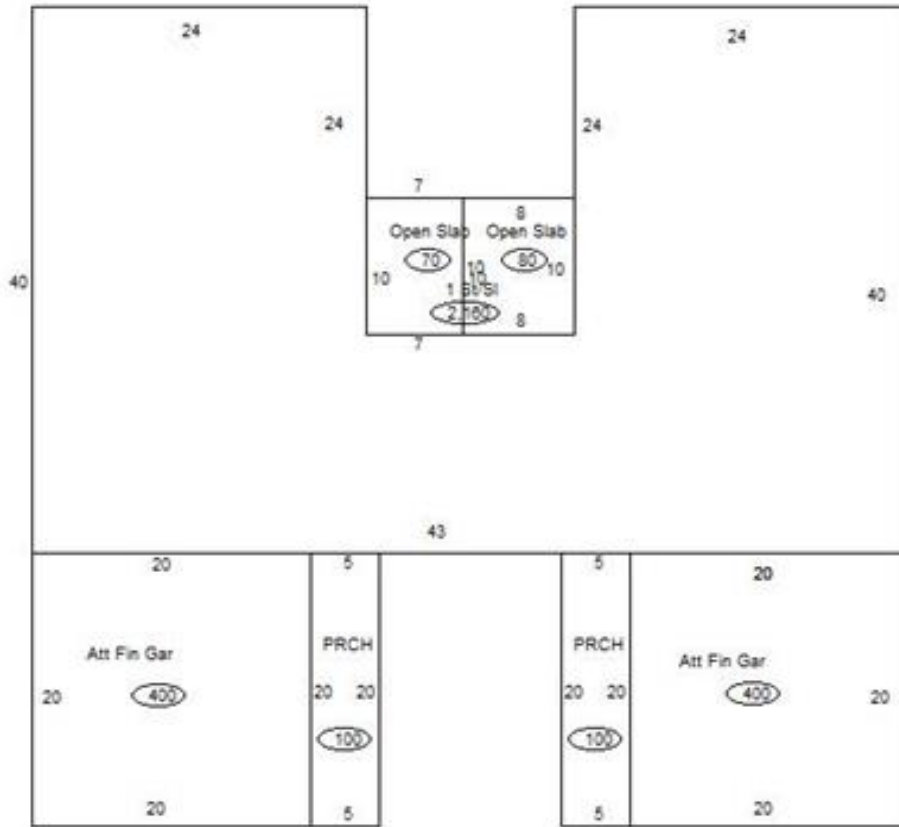
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Sketch Image

660000273



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,160	1.000	2,160
2	G	5		13	Att Fin Gar	400	1.000	400
3	G	5		13	Att Fin Gar	400	1.000	400
4	M	PRCH		13	PRCH	100	1.000	100
5	M	PATO		13	Open Slab	70	1.000	70
6	M	PATO		13	Open Slab	80	1.000	80
7	M	PRCH		13	PRCH	100	1.000	100
<b>Total Building Area</b>						<b>2,160</b>		<b>2,160</b>