



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 660000276 Parcel ID 000000-00-0-00738-002-0006 Cadastral ID 01-20-15-05330 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 278248 ADAMS, COY B 25034 S WILLOW CLAREMORE OK 74019-0000 Parcel Location Situs 25034 S WILLOW ST Subdivision SHEPHERD VALLEY Lot/Block 0006 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 15 / 5 Neighborhood 1117 - R-V04-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>660000276_001.JPG 9/28/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.24879896 -95.66528305 LOT 6 BLOCK 2 SHEPHERD VALLEY																																																																																																																									
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Lot Data	Square-Foot - NBHD 1117 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.374	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	16,294.00 x 1.70 = 27,700	
Factor Value		
Adjustments	1.0000	
Lot Value	27,700	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Wood
Base/Total Area	1,527 / 1,527
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,527
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2001 / 19

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	188,256	123.28	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	177,110		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	99.45	Total Misc Impr	+	14,164			
Roofing Adj	+ 4.49	Garage Cost	+	15,646			
Subfloor Adj	+ -1.15	Total RCN	=	218,364			
Heat/Cool Adj	+ 11.47	Depreciation (24%)	-	52,407			
Plumbing Adj	+ 9.22	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	165,957			
Adj Base Cost	= 123.48	Lot Value	+	27,700			
Total Area	x 1,527	Indicated Value	=	193,657			
Adjusted Cost	= 188,554	Value Per SqFt		126.82			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	165,957		
Lot Value	27,700		
Indicated Value	193,657	126.82	Per SqFt
Agland Value			
Site Improvements	5,574		
Total Value	199,231	130.47	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	902	26x9		234	23.46		5,490
PATO	Patio - Open	173988	10x10		100	10.86		1,086
GENR	Generator - Residential Standby			1	2025	2,492.00		2,492



Rogers

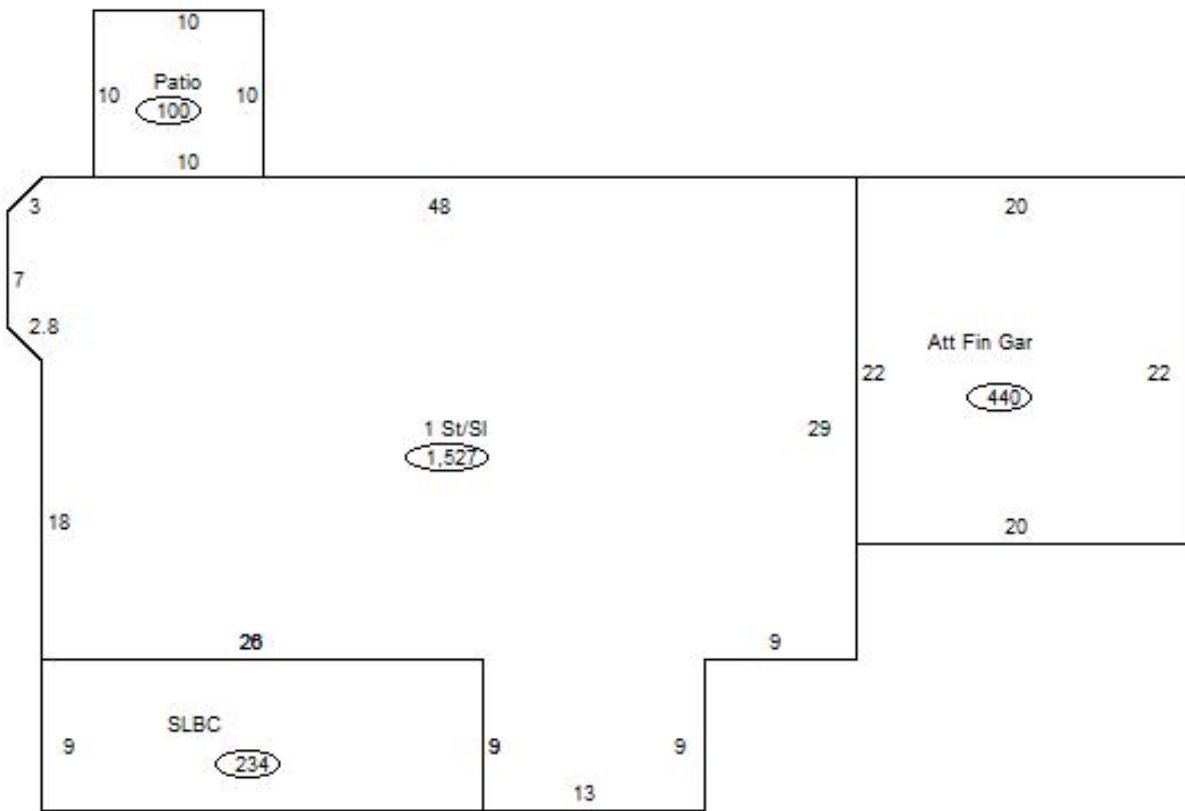
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,527	1.000	1,527
2	G	5		13	Att Fin Gar	440	1.000	440
3	M	PRCH		13	SLBC	234	1.000	234
4	M	PATO		13	Patio	100	1.000	100
Total Building Area						1,527		1,527



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small	8x12x8	Plank	Formed Metal	96	
	Qual	2	Cond 3	Year 2020	Eff Age 5		
	Valuation Summary		Modifier Total	RCN	Depr (23% Phys/ % Func)	RCNLD	
	Base Cost (23.44 x 96)		2,250		2,250	518	1,732
	PCPT	Carport - Portable - NCV	10x20x8	Dirt	Formed Metal	200	
	Qual	3	Cond 3	Year 2015	Eff Age 8		
	Valuation Summary		Modifier Total	RCN	Depr (33% Phys/ 100% Func)	RCNLD	
	Base Cost (4.61 x 200)		922		922	922	
	SHDS	Shed - Small	12x16x8	Plank	Formed Metal	192	
	Qual	3	Cond 3	Year 2015	Eff Age 8		
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD	
	Base Cost (24.70 x 192)		4,742		6,098	2,256	3,842
		Warm & Cooled Air	Total Area	92		1,356	