



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 06:24:54  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660000280 <b>Parcel ID</b> 000000-00-0-00738-002-0010 <b>Cadastral ID</b> 01-20-15-05370 <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> 308591 SHANHOLTZER, DARRIN H  25057 D JUNIPER ST CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 25057 JUNIPER <b>Subdivision</b> SHEPHERD VALLEY <b>Lot/Block</b> 0010 / 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					<p>660000280_002.JPG 9/28/2025</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.24877862 -95.66672590																																																																																																																									
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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> 0.3665 <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> 15,966.00 x 1.70 = 27,142 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 27,142		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	60% Veneer, Masonry 40% Frame, Siding, Vinyl
<b>Base/Total Area</b>	1,198 / 1,758
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,198
<b>Fixture/RghIn</b>	13 /
<b>Bed/F/H Bath</b>	4 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	552 Attached Garage - Finished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	1985 / 31

660000280_002.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>	214,467	121.99	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	8
<b>Indicated Value</b>	226,450 Per SqFt

Cost Approach				Manual : 01/2025	
<b>Base Cost</b>	97.91	<b>Total Misc Impr</b>	+	9,318	
<b>Roofing Adj</b>	+ 3.57	<b>Garage Cost</b>	+	21,572	
<b>Subfloor Adj</b>	+ -1.66	<b>Total RCN</b>	=	246,772	
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 39%)</b>	-	96,241	
<b>Plumbing Adj</b>	+ 10.34	<b>Lump Sums</b>	+	0	
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	150,531	
<b>Adj Base Cost</b>	= 122.80	<b>Lot Value</b>	+	27,142	
<b>Total Area</b>	x 1,758	<b>Indicated Value</b>	=	177,673	
<b>Adjusted Cost</b>	= 215,882	<b>Value Per SqFt</b>		101.07	

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	150,531		
<b>Lot Value</b>	27,142		
<b>Indicated Value</b>	177,673	101.07	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	4,106		
<b>Total Value</b>	181,779	103.40	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	917	4x4		16	26.88		430
PATO	SLAB PORCH - OPEN	918	27x14		378	8.66		3,273



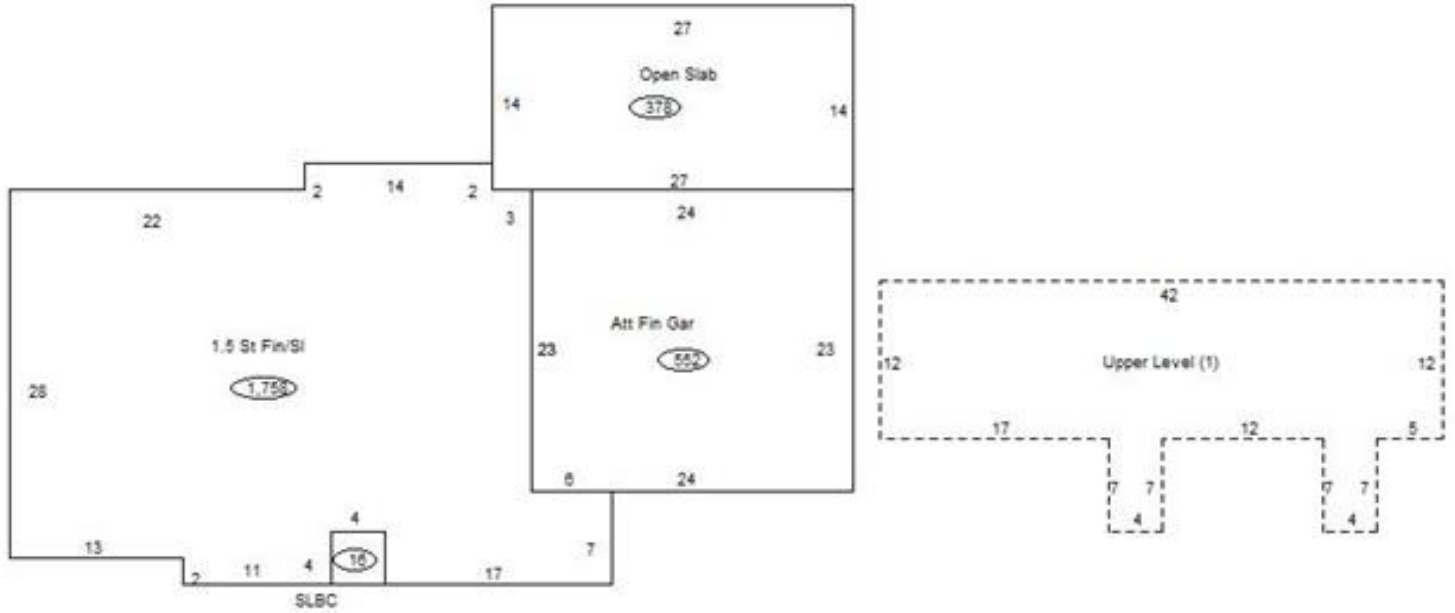
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Sketch Image

660000280



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,198	1.467	1,758
2	G	5		13	Att Fin Gar	552	1.000	552
3	M	PRCH		13	SLBC	16	1.000	16
4	M	PATO		13	Open Slab	378	1.000	378
5	U	^UL		13	Upper Level (1)	560	1.000	560
<b>Total Building Area</b>						<b>1,198</b>		<b>1,758</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	WODO	Wood Deck - Open	0x0x0	Plank		331
	Qual 3	Cond 3	Year 2020	Eff Age 5		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (27% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (16.99 x 331)	5,624	5,624	1,518	4,106