



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660000283 Parcel ID 000000-00-0-00738-003-0003 Cadastral ID 01-20-15-05400 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 348858 FREEMAN, JOSHUA L REVOCABLE TRUST 10535 E 156TH ST N COLLINSVILLE OK 74021-0000 Parcel Location Situs 25002 S WILLOW RD Subdivision SHEPHERD VALLEY Lot/Block 0003 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 15 / 5 Neighborhood 1117 - R-V04-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>660000283_001.JPG 9/28/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.24919132 -95.66473893																																																																																																																									
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Lot Data		Square-Foot - NBHD 1117 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	0.3728							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0						
		0						
Method	Square-Foot							
Base Lot Value	16,241.00 x 1.70 = 27,610							
Factor Value								
Adjustments	1.0000							
Lot Value	27,610							
Residential Data				660000283_001.JPG 9/28/2025				
Type	3 Townhouse, End Unit			GRM Approach				
Condition	3 - Average			GRM Code				
Quality	2 - Fair			Gross Rent 0.00				
Architecture	TRAD TRADITIONAL			Indicated Value				
Style	100% One Story			Multiple Regression				
Exterior Wall	100% Veneer, Masonry			MRA Code 1 Test				
Base/Total Area	2,112 / 2,112			Adusted R 0.8445				
Style	100% One Story			Indicated Value 219,869 104.10 Per SqFt				
HVAC	100% Warmed & Cooled Air 1 Wall Air Conditioner			Direct Comparables				
Roof Cover	1 Composition Shingle			Selection Model A Adam Test				
Area on Slab	2,112			Adjustment Model 1 2022 Residential				
Fixture/RghIn	17 /			Comparables				
Bed/F/H Bath	6 / 4.0 /			Indicated Value				
Basement Area				Value Reconciliation				
Garage Type	800 Attached Garage - Finished 2 Stalls			Selected Approach Cost Approach				
Remodel				Improvements 172,302				
Year/Eff Age	1997 / 22			Lot Value 27,610				
Cost Approach		Manual : 01/2025		Indicated Value 199,912 94.66 Per SqFt				
Base Cost	105.78	Total Misc Impr	+ 3,058	Agland Value				
Roofing Adj	+ 0.00	Garage Cost	+ 27,008	Site Improvements				
Subfloor Adj	+ 0.00	Total RCN	= 273,495	Total Value 199,912 94.66 Total Value Per SqFt				
Heat/Cool Adj	+ 0.00	Depreciation (37%)	- 101,193					
Plumbing Adj	+ 9.48	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 172,302					
Adj Base Cost	= 115.26	Lot Value	+ 27,610					
Total Area	x 2,112	Indicated Value	= 199,912					
Adjusted Cost	= 243,429	Value Per SqFt	94.66					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	933	8x8		64	23.89		1,529
PRCH	SLAB PORCH - COVERED	934	8x8		64	23.89		1,529



Rogers

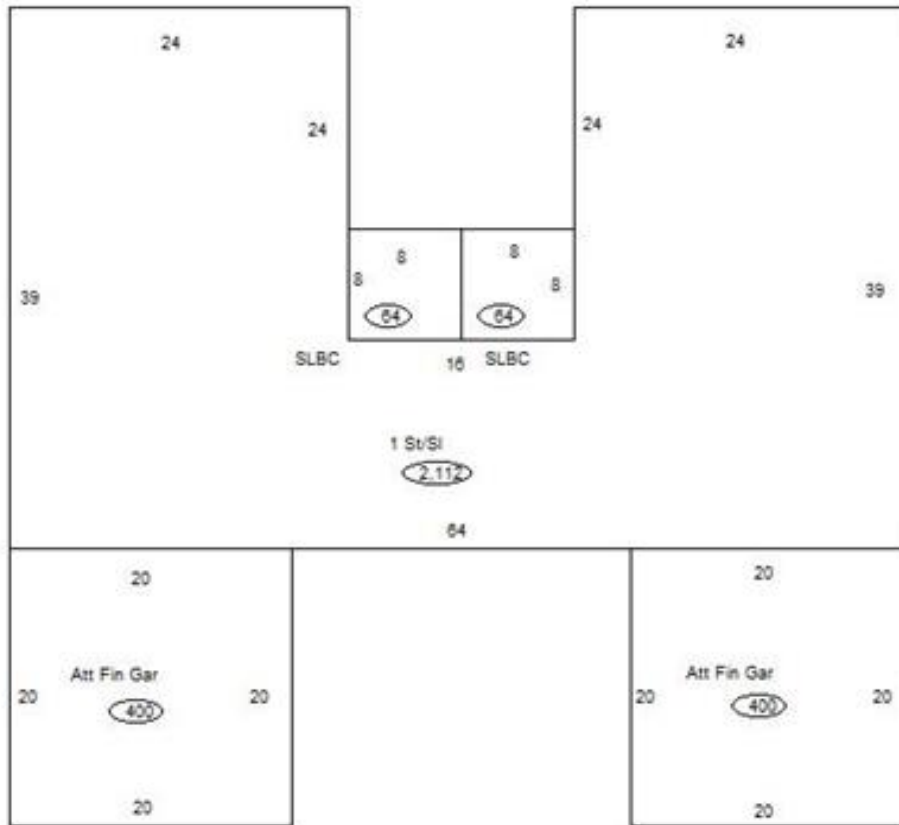
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Sketch Image

660000283



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,112	1.000	2,112
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	SLBC	64	1.000	64
5	M	PRCH		13	SLBC	64	1.000	64
Total Building Area						2,112		2,112