



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	660000288				<p>660000288_001.JPG 9/28/2025</p>				
Parcel ID	000000-00-0-00738-003-0008								
Cadastral ID	01-20-15-05450								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	3						
Tax Area	80 - VERDIGRIS TOWN/ VERDIGRI								
Name ID	274604								
CAVANAUGH, DAN F & DARCY L									
25125 S SHEPHERD DR CLAREMORE OK 74019-0000									
Parcel Location									
Situs	25125 S SHEPHERD DR								
Subdivision	SHEPHERD VALLEY								
Lot/Block	0008 / 0003	Parcel Size	1 - Lots						
Sec/Twn/Rng	1 / 20 / 15 / 5								
Neighborhood	1117 - R-V04-SW VERDIGRIS								
School District	S008 - VERDIGRIS SCHOOLS								
Legal Description Lat/Long: 36.24808442 -95.66400961									
Building Permits									
LOT 8 BLOCK 3 SHEPHERD VALLEY									
Number	Description	Opened	Closed	Amount					
6050	NEW HOME	12/1999	01/2001						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
1234/880	FREEMAN CONSTRUCTION CO	06/23/2000	90,000	Yes					
1220/1	VERDIGRIS VALLEY-CONSTRUCTION	03/21/2000	0	No					
858/374			190,000	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	
Remove Cap	2001	Land Value	30,444	21,873	11%	2,406	Assessed	16,991 1,769.30	
Year Frozen	0	Improvements	160,109	132,590		14,585	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -87.00	
TIF Project ID	0	Total Value	190,553	154,463		16,991	Total Taxable	15,991 1,682.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660000288	CAVANAUGH, DAN F & DARCY L	80	183,978	1000	15,496	1,630.00		
2024	2024-660000288	CAVANAUGH, DAN F & DARCY L	80	198,442	1000	15,016	1,450.00		
2023	2023-660000288	CAVANAUGH, DAN F & DARCY L	80	144,740	1000	14,550	1,384.00		
2022	2022-660000288	CAVANAUGH, DAN F & DARCY L	80	141,658	1000	13,657	1,323.00		
2021	2021-660000288	CAVANAUGH, DAN F & DARCY L	80	134,286	1000	13,230	1,249.00		
2020	2020-660000288	CAVANAUGH, DAN F & DARCY L	80	128,410	1000	12,816	1,212.00		
2019	2019-660000288	CAVANAUGH, DAN F & DARCY L	80	121,939	1000	12,413	1,192.00		
2018	2018-660000288	CAVANAUGH, DAN F & DARCY L	80	126,585	1000	12,924	1,242.00		
2017	2017-660000288	CAVANAUGH, DAN F & DARCY L	80	125,493	1000	12,804	1,233.00		
2016	2016-660000288	CAVANAUGH, DAN F & DARCY L	80	122,178	1000	12,440	1,202.00		
2015	2015-660000288	CAVANAUGH, DAN F & DARCY L	80	119,094	1000	12,100	1,179.00		
2014	2014-660000288	CAVANAUGH, DAN F & DARCY L	80	126,277	1000	11,846	1,092.00		
2013	2013-660000288	CAVANAUGH, DAN F & DARCY L	80	118,887	1000	11,472	1,096.00		



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Lot Data		Square-Foot - NBHD 1117 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.4111		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	17,908.00 x 1.70 = 30,444		
Factor Value			
Adjustments	1.0000		
Lot Value	30,444		



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, Wood
Base/Total Area	1,378 / 1,378
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,378
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	462 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2000 / 20

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	192,069	139.38	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	173,550		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	106.20	Total Misc Impr	+ 5,090				
Roofing Adj	+ 4.87	Garage Cost	+ 18,817				
Subfloor Adj	+ -2.30	Total RCN	= 206,726				
Heat/Cool Adj	+ 12.64	Depreciation (23%)	- 47,547				
Plumbing Adj	+ 11.26	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 159,179				
Adj Base Cost	= 132.67	Lot Value	+ 30,444				
Total Area	x 1,378	Indicated Value	= 189,623				
Adjusted Cost	= 182,819	Value Per SqFt	137.61				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	159,179		
Lot Value	30,444		
Indicated Value	189,623	137.61	Per SqFt
Agland Value			
Site Improvements	930		
Total Value	190,553	138.28	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	954	116		116	26.56		3,081
PATC	Patio - Covered	955	10x10		100	20.09		2,009



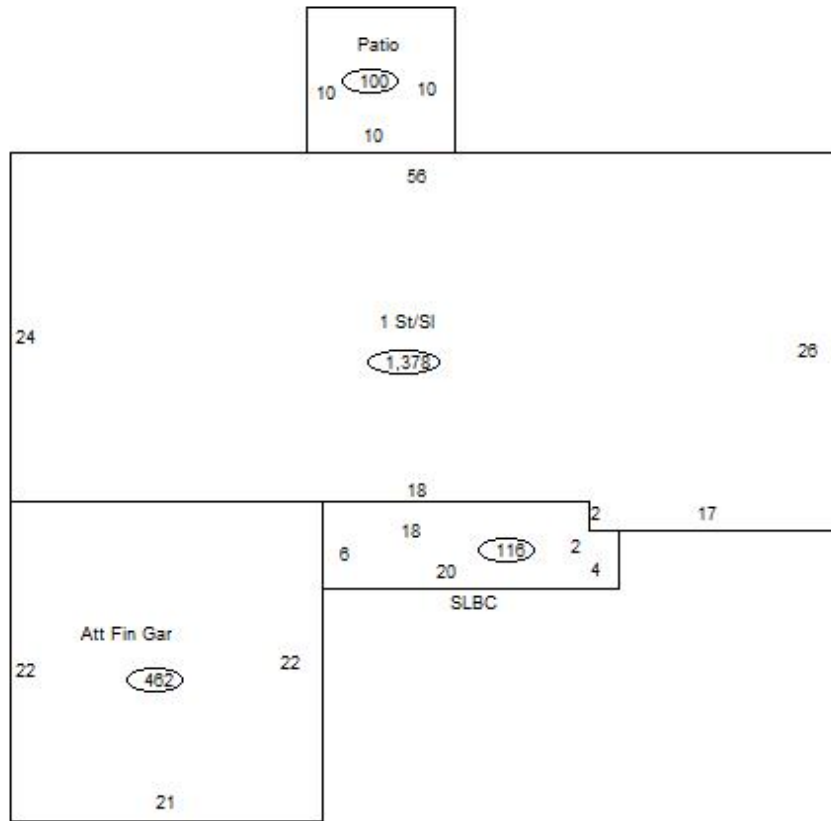
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Sketch Image

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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	1,378	1.000	1,378
2	G	5		13	Att Fin Gar	462	1.000	462
3	M	PRCH		13	SLBC	116	1.000	116
4	M	PATC		13	Patio	100	1.000	100
Total Building Area						1,378		1,378



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x8x6	Plank	Composition Shingle	64
	Qual	2	Cond 3	Year 2010	Eff Age 12	
Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)		RCNLD
Base Cost (26.90 x 64)		1,722		1,722 792		930