



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 11:52:35
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Assessment Data					Primary Image																																																																																																																																																																	
Account 660000290 Parcel ID 000000-00-0-00738-003-0010 Cadastral ID 01-20-15-05470 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 348859 FREEMAN, CHAD E REVOCABLE TRUST 509 S 27TH ST BROKEN ARROW OK 74014-0000 Parcel Location Situs 25167 S SHEPHERD DR Subdivision SHEPHERD VALLEY Lot/Block 0010 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 15 / 5 Neighborhood 1117 - R-V04-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>660000290_001.JPG 9/28/2025</p>																																																																																																																																																																	
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Lot Data	Square-Foot - NBHD 1117 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.4541 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 19,780.00 x 1.70 = 33,626 Factor Value Adjustments 1.0000 Lot Value 33,626		

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	1,967 / 1,967
Style	100% One Story
HVAC	100% Warmed & Cooled Air 1 Wall Air Conditioner
Roof Cover	1 Composition Shingle
Area on Slab	1,967
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	528 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1985 / 31

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 223,602 113.68 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 8 Indicated Value 232,640 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.90	Total Misc Impr	+ 8,913	Roofing Adj	+ 4.71	Garage Cost	+ 20,840
Subfloor Adj	+ -2.21	Total RCN	= 281,470	Heat/Cool Adj	+ 12.64	Depreciation (39%)	- 109,773
Plumbing Adj	+ 9.93	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 171,697
Adj Base Cost	= 127.97	Lot Value	+ 33,626	Total Area	x 1,967	Indicated Value	= 205,323
		Value Per SqFt	104.38	Adjusted Cost	= 251,717		

Value Reconciliation
Selected Approach Cost Approach Improvements 171,697 Lot Value 33,626 Indicated Value 205,323 104.38 Per SqFt Agland Value Site Improvements Total Value 205,323 104.38 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	962		35	35	26.82		939
PATO	SLAB PORCH - OPEN	963		238	238	9.91		2,359



Rogers

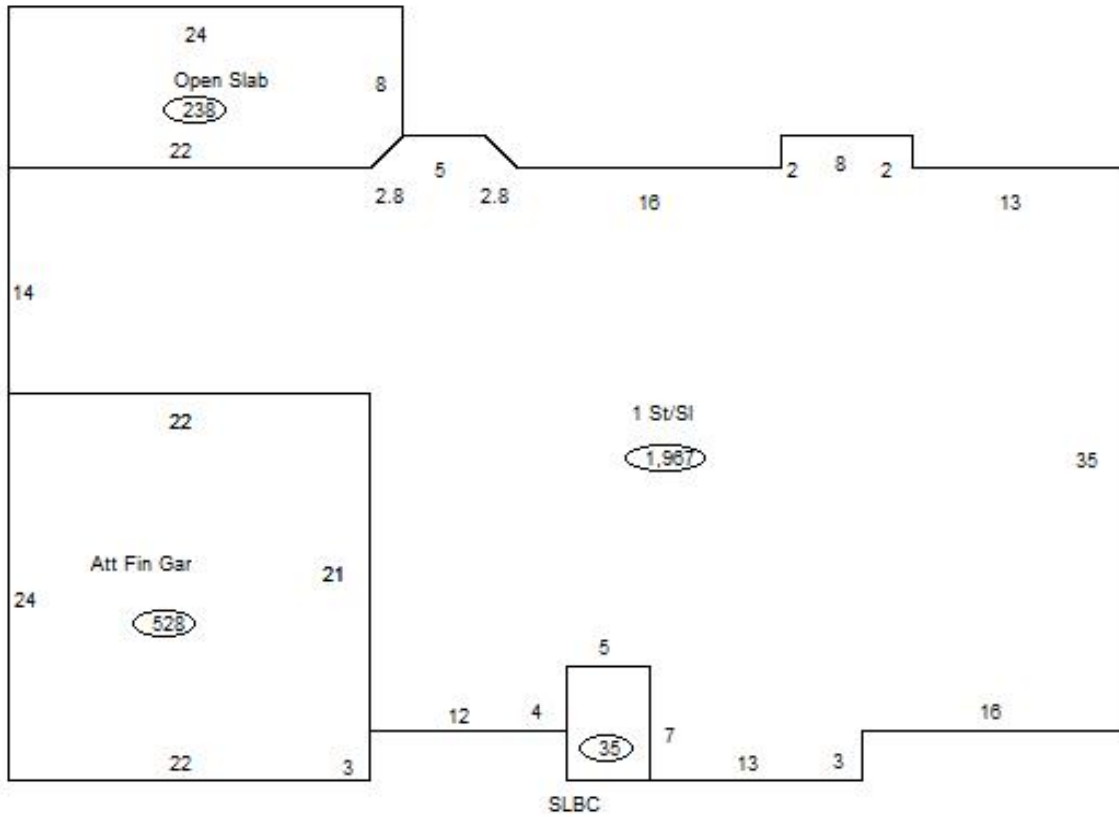
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Sketch Image

660000290



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,967	1.000	1,967
2	G	5		13	Att Fin Gar	528	1.000	528
3	M	PRCH		13	SLBC	35	1.000	35
4	M	PATO		13	Open Slab	238	1.000	238
Total Building Area						1,967		1,967