




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 660000291 Parcel ID 000000-00-0-00738-003-0011 Cadastral ID 01-20-15-05480 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 315823 HAFF, DONALD R & CAROL J LIVING TRUST 25207 S SHEPHERD DR CLAREMORE OK 74019-0263 Parcel Location Situs 25207 S SHEPHERD DR Subdivision SHEPHERD VALLEY Lot/Block 0011 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 15 / 5 Neighborhood 1117 - R-V04-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					 <p>660000291_003.JPG 9/28/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.24694104 -95.66404314 LOT 11 BLOCK 3 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	0.464							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY					0		
						0		
Method	Square-Foot							
Base Lot Value	20,213.00 x 1.70 = 34,362							
Factor Value								
Adjustments	1.0000							
Lot Value	34,362							
Residential Data				660000291_003.JPG 9/28/2025				
Type	1 Single Family Residence			GRM Approach				
Condition	3 - Average			GRM Code				
Quality	3 - Average			Gross Rent 0.00				
Architecture	TRAD TRADITIONAL			Indicated Value				
Style	100% One Story			Multiple Regression				
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Wood			MRA Code 1 Test				
Base/Total Area	1,519 / 1,519			Adusted R 0.8445				
Style	100% One Story			Indicated Value 202,795 133.51 Per SqFt				
HVAC	100% Warmed & Cooled Air			Direct Comparables				
Roof Cover	1 Composition Shingle			Selection Model A Adam Test				
Area on Slab	1,519			Adjustment Model 1 2022 Residential				
Fixture/RghIn	13 /			Comparables 8				
Bed/F/H Bath	3 / 2.0 /			Indicated Value 169,700 Per SqFt				
Basement Area				Value Reconciliation				
Garage Type	440 Attached Garage - Finished 2 Stalls			Selected Approach Cost Approach				
Remodel				Improvements 179,974				
Year/Eff Age	2001 / 19			Lot Value 34,362				
Cost Approach		Manual : 01/2025		Indicated Value 214,336 141.10 Per SqFt				
Base Cost	107.35	Total Misc Impr	+ 17,309	Agland Value				
Roofing Adj	+ 4.96	Garage Cost	+ 18,168	Site Improvements 1,967				
Subfloor Adj	+ -2.31	Total RCN	= 239,965	Total Value 216,303 142.40 Total Value Per SqFt				
Heat/Cool Adj	+ 12.64	Depreciation (25%)	- 59,991					
Plumbing Adj	+ 11.98	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 179,974					
Adj Base Cost	= 134.62	Lot Value	+ 34,362					
Total Area	x 1,519	Indicated Value	= 214,336					
Adjusted Cost	= 204,488	Value Per SqFt	141.10					
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
PATO	Patio - Open	966	26x10		260	9.54		2,480
PRCH	SLAB PORCH - COVERED	967	357		357	25.81		9,214



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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	1,519	1.000	1,519
2	G	5		13	Att Fin Gar	440	1.000	440
3	M	PATO		13	Patio	260	1.000	260
4	M	PRCH		13	SLBC	357	1.000	357
Total Building Area						1,519		1,519



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable - NCV	18x20x8	Concrete	Formed Metal	360
	Qual	3.5	Cond 3	Year 2020	Eff Age 5	
		Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ 100% Func) RCNLD
		Base Cost (6.34 x 360)	2,282		2,282	2,282
	SHDS	Shed - Small	16x10x8	Plank	Composition Shingle	160
	Qual	2	Cond 3	Year 2015	Eff Age 8	
		Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func) RCNLD
		Base Cost (19.51 x 160)	3,122		3,122	1,155 1,967