



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 08:49:56
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Assessment Data					Primary Image																																																																																																																				
Account 660000300 Parcel ID 000000-00-0-00738-004-0009 Cadastral ID 01-20-15-05570 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 292754 JONES, RANDALL L & PATRICIA L 25132 S SHEPHERD DR CLAREMORE OK 74019-0000					<p>660000300_001.JPG 9/28/2025</p>																																																																																																																				
Parcel Location Situs 25132 S SHEPHERD DR Subdivision SHEPHERD VALLEY Lot/Block 0009 / 0004 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: 36.24787832 -95.66460537 LOT 9 BLOCK 4 SHEPHERD VALLEY					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 1117 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.3887 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 16,934.00 x 1.70 = 28,788 Factor Value Adjustments 1.0000 Lot Value 28,788		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Veneer, Stone 50% Frame, Siding, Wood
Base/Total Area	1,556 / 1,556
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,556
Fixture/RghIn	13 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	484 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1980 / 35

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	167,404	107.59	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	177,850 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	124,685		
Lot Value	28,788		
Indicated Value	153,473	98.63	Per SqFt
Agland Value			
Site Improvements	1,965		
Total Value	155,438	99.90	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	99.90	Total Misc Impr	+ 11,235				
Roofing Adj	+ 4.30	Garage Cost	+ 16,761				
Subfloor Adj	+ -1.18	Total RCN	= 222,652				
Heat/Cool Adj	+ 11.47	Depreciation (44%)	- 97,967				
Plumbing Adj	+ 10.61	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 124,685				
Adj Base Cost	= 125.10	Lot Value	+ 28,788				
Total Area	x 1,556	Indicated Value	= 153,473				
Adjusted Cost	= 194,656	Value Per SqFt	98.63				

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	1004	14x12		168	23.69		3,980
PRCH	SLAB PORCH - COVERED	1005	15x6		90	23.99		2,159



Rogers

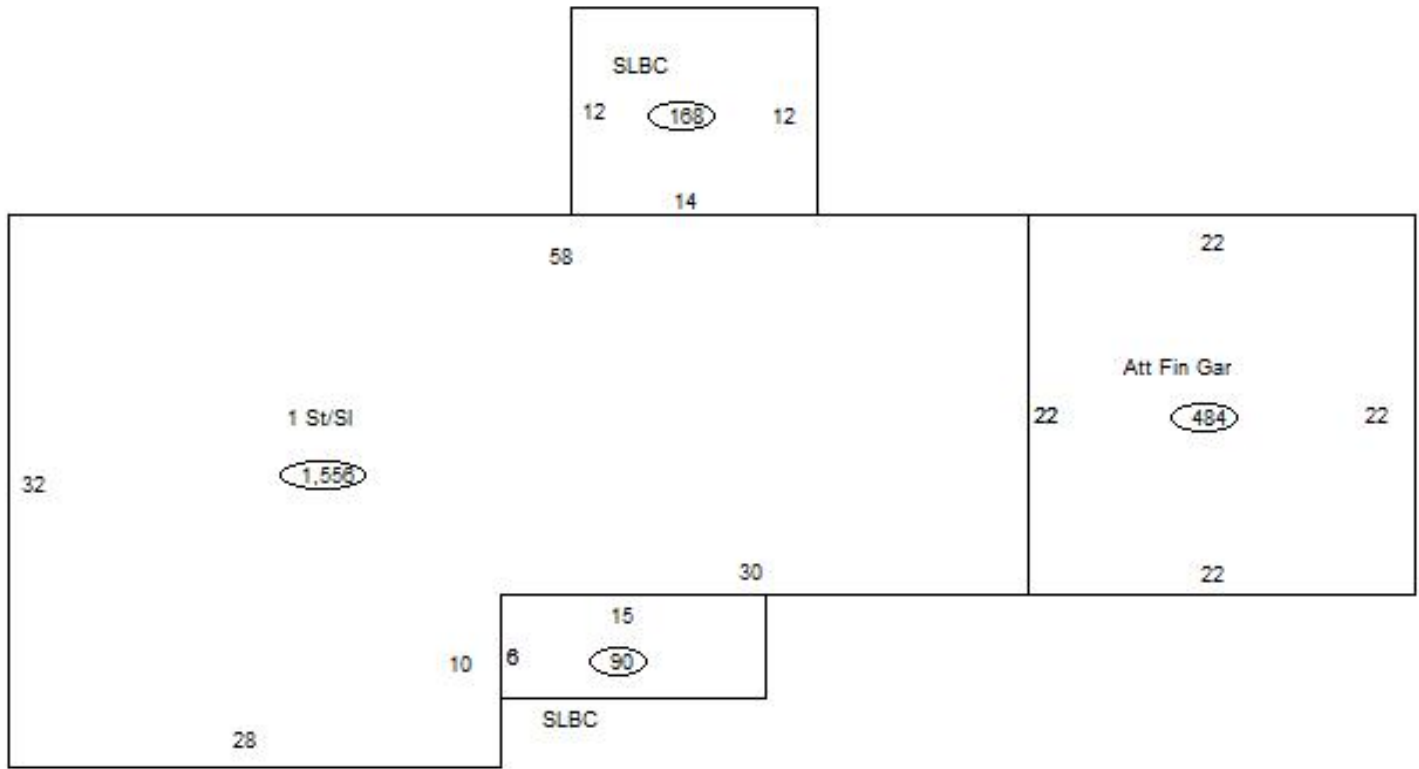
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Sketch Image

660000300



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,556	1.000	1,556
2	G	5		13	Att Fin Gar	484	1.000	484
3	M	PRCH		13	SLBC	168	1.000	168
4	M	PRCH		13	SLBC	90	1.000	90
Total Building Area						1,556		1,556



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	16x12x8	Plank	Composition Shingle	192
	Qual	2	Cond 3	Year 2010	Eff Age 12	
Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)		RCNLD
Base Cost (18.95 x 192)		3,638		3,638		1,673
						1,965