



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 02:02:15
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660000307 Parcel ID 000000-00-0-00738-004-0016 Cadastral ID 01-20-15-05640 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 279092 WRIGHT, RICHARD C & DIANA G 25155 S VALLEY DR CLAREMORE OK 74019-0000					<p>660000307_001.JPG 9/28/2025</p>																																																																																																																				
Parcel Location Situs 25155 S VALLEY DR Subdivision SHEPHERD VALLEY Lot/Block 0016 / 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 Lot/Long: 36.24786607 -95.66737779					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																																																																																																											
Number	Description	Opened	Closed	Amount																																																																																																																					
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>HV</td> <td>Veteran</td> <td>Yes</td> <td>999,999</td> <td>17,355</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	HV	Veteran	Yes	999,999	17,355	Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>1361/290</td> <td>JACOBSON, BYRON SEAN &</td> <td>03/07/2002</td> <td>107,000</td> <td>YES</td> </tr> <tr> <td>913/241</td> <td>SECRETARY OF VETERAN-AFFAIRS &</td> <td>04/29/1993</td> <td>0</td> <td>No</td> </tr> <tr> <td>892/825</td> <td>POWELL, CARL N &</td> <td>09/10/1992</td> <td>0</td> <td>No</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	1361/290	JACOBSON, BYRON SEAN &	03/07/2002	107,000	YES	913/241	SECRETARY OF VETERAN-AFFAIRS &	04/29/1993	0	No	892/825	POWELL, CARL N &	09/10/1992	0	No																																																																																		
Code	Type	Active	Maximum	Exemption																																																																																																																					
HV	Veteran	Yes	999,999	17,355																																																																																																																					
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
1361/290	JACOBSON, BYRON SEAN &	03/07/2002	107,000	YES																																																																																																																					
913/241	SECRETARY OF VETERAN-AFFAIRS &	04/29/1993	0	No																																																																																																																					
892/825	POWELL, CARL N &	09/10/1992	0	No																																																																																																																					
Parcel Valuation <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>104.132</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2003</td> <td>Land Value 28,863</td> <td>28,863</td> <td>11%</td> <td>3,175</td> <td>Assessed</td> <td>17,355</td> <td>1,807.21</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 136,620</td> <td>128,903</td> <td></td> <td>14,180</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>17,355</td> <td>-1,516.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 165,483</td> <td>157,766</td> <td></td> <td>17,355</td> <td>Total Taxable</td> <td>0</td> <td>291.00</td> </tr> </tbody> </table>										Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	Remove Cap	2003	Land Value 28,863	28,863	11%	3,175	Assessed	17,355	1,807.21	Year Frozen	0	Improvements 136,620	128,903		14,180	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	17,355	-1,516.00	TIF Project ID	0	Total Value 165,483	157,766		17,355	Total Taxable	0	291.00																																																																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax																																																																																																																	
Remove Cap	2003	Land Value 28,863	28,863	11%	3,175	Assessed	17,355	1,807.21																																																																																																																	
Year Frozen	0	Improvements 136,620	128,903		14,180	Penalty	0																																																																																																																		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	17,355	-1,516.00																																																																																																																	
TIF Project ID	0	Total Value 165,483	157,766		17,355	Total Taxable	0	291.00																																																																																																																	
Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-660000307</td><td>WRIGHT, RICHARD C &</td><td>80</td><td>153,171</td><td>16849</td><td></td><td>282.00</td></tr> <tr><td>2024</td><td>2024-660000307</td><td>WRIGHT, RICHARD C &</td><td>80</td><td>165,563</td><td>16411</td><td></td><td>169.00</td></tr> <tr><td>2023</td><td>2023-660000307</td><td>WRIGHT, RICHARD C &</td><td>80</td><td>144,840</td><td>15932</td><td></td><td>164.00</td></tr> <tr><td>2022</td><td>2022-660000307</td><td>WRIGHT, RICHARD C &</td><td>80</td><td>148,981</td><td>16370</td><td></td><td>169.00</td></tr> <tr><td>2021</td><td>2021-660000307</td><td>WRIGHT, RICHARD C &</td><td>80</td><td>149,279</td><td>15893</td><td></td><td>164.00</td></tr> <tr><td>2020</td><td>2020-660000307</td><td>WRIGHT, RICHARD C &</td><td>80</td><td>143,482</td><td>15430</td><td></td><td>159.00</td></tr> <tr><td>2019</td><td>2019-660000307</td><td>WRIGHT, RICHARD C &</td><td>80</td><td>136,191</td><td>14981</td><td></td><td>154.00</td></tr> <tr><td>2018</td><td>2018-660000307</td><td>WRIGHT, RICHARD C &</td><td>80</td><td>141,765</td><td>14826</td><td></td><td>153.00</td></tr> <tr><td>2017</td><td>2017-660000307</td><td>WRIGHT, RICHARD C &</td><td>80</td><td>140,565</td><td>14395</td><td></td><td>148.00</td></tr> <tr><td>2016</td><td>2016-660000307</td><td>WRIGHT, RICHARD C &</td><td>80</td><td>136,741</td><td>13975</td><td></td><td>144.00</td></tr> <tr><td>2015</td><td>2015-660000307</td><td>WRIGHT, RICHARD C &</td><td>80</td><td>133,434</td><td>13568</td><td></td><td>140.00</td></tr> <tr><td>2014</td><td>2014-660000307</td><td>WRIGHT, RICHARD C &</td><td>80</td><td>140,952</td><td>1000</td><td>12,173</td><td>1,123.00</td></tr> <tr><td>2013</td><td>2013-660000307</td><td>WRIGHT, RICHARD C &</td><td>80</td><td>128,356</td><td>1000</td><td>11,789</td><td>1,127.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660000307	WRIGHT, RICHARD C &	80	153,171	16849		282.00	2024	2024-660000307	WRIGHT, RICHARD C &	80	165,563	16411		169.00	2023	2023-660000307	WRIGHT, RICHARD C &	80	144,840	15932		164.00	2022	2022-660000307	WRIGHT, RICHARD C &	80	148,981	16370		169.00	2021	2021-660000307	WRIGHT, RICHARD C &	80	149,279	15893		164.00	2020	2020-660000307	WRIGHT, RICHARD C &	80	143,482	15430		159.00	2019	2019-660000307	WRIGHT, RICHARD C &	80	136,191	14981		154.00	2018	2018-660000307	WRIGHT, RICHARD C &	80	141,765	14826		153.00	2017	2017-660000307	WRIGHT, RICHARD C &	80	140,565	14395		148.00	2016	2016-660000307	WRIGHT, RICHARD C &	80	136,741	13975		144.00	2015	2015-660000307	WRIGHT, RICHARD C &	80	133,434	13568		140.00	2014	2014-660000307	WRIGHT, RICHARD C &	80	140,952	1000	12,173	1,123.00	2013	2013-660000307	WRIGHT, RICHARD C &	80	128,356	1000	11,789	1,127.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-660000307	WRIGHT, RICHARD C &	80	153,171	16849		282.00																																																																																																																		
2024	2024-660000307	WRIGHT, RICHARD C &	80	165,563	16411		169.00																																																																																																																		
2023	2023-660000307	WRIGHT, RICHARD C &	80	144,840	15932		164.00																																																																																																																		
2022	2022-660000307	WRIGHT, RICHARD C &	80	148,981	16370		169.00																																																																																																																		
2021	2021-660000307	WRIGHT, RICHARD C &	80	149,279	15893		164.00																																																																																																																		
2020	2020-660000307	WRIGHT, RICHARD C &	80	143,482	15430		159.00																																																																																																																		
2019	2019-660000307	WRIGHT, RICHARD C &	80	136,191	14981		154.00																																																																																																																		
2018	2018-660000307	WRIGHT, RICHARD C &	80	141,765	14826		153.00																																																																																																																		
2017	2017-660000307	WRIGHT, RICHARD C &	80	140,565	14395		148.00																																																																																																																		
2016	2016-660000307	WRIGHT, RICHARD C &	80	136,741	13975		144.00																																																																																																																		
2015	2015-660000307	WRIGHT, RICHARD C &	80	133,434	13568		140.00																																																																																																																		
2014	2014-660000307	WRIGHT, RICHARD C &	80	140,952	1000	12,173	1,123.00																																																																																																																		
2013	2013-660000307	WRIGHT, RICHARD C &	80	128,356	1000	11,789	1,127.00																																																																																																																		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 02:02:15
 Page 2

Lot Data	Square-Foot - NBHD 1117 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.3898 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 16,978.00 x 1.70 = 28,863 Factor Value Adjustments 1.0000 Lot Value 28,863		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	15% Veneer, Masonry 85% Frame, Siding, Metal
Base/Total Area	1,636 / 1,636
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,636
Fixture/RghIn	13 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	512 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1982 / 33

660000307_001.JPG	9/28/2025
-------------------	-----------

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	176,289	107.76	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	185,960		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	97.70	Total Misc Impr	+	11,196			
Roofing Adj	+ 4.44	Garage Cost	+	17,526			
Subfloor Adj	+ -1.15	Total RCN	=	229,214			
Heat/Cool Adj	+ 11.47	Depreciation (43%)	-	98,562			
Plumbing Adj	+ 10.09	Lump Sums	+	4,448			
Basement Adj	+ 0.00	RCNLD	=	135,100			
Adj Base Cost	= 122.55	Lot Value	+	28,863			
Total Area	x 1,636	Indicated Value	=	163,963			
Adjusted Cost	= 200,492	Value Per SqFt		100.22			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	135,100		
Lot Value	28,863		
Indicated Value	163,963	100.22	Per SqFt
Agland Value			
Site Improvements	1,520		
Total Value	165,483	101.15	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	5,095.98	5,096
PRCH	SLAB PORCH - COVERED	1029	5x4		20	24.21	484
WODO	Wood Deck - Open	1030	228		228	19.51	4,448
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	118656	216		216	26.00	5,616



Rogers

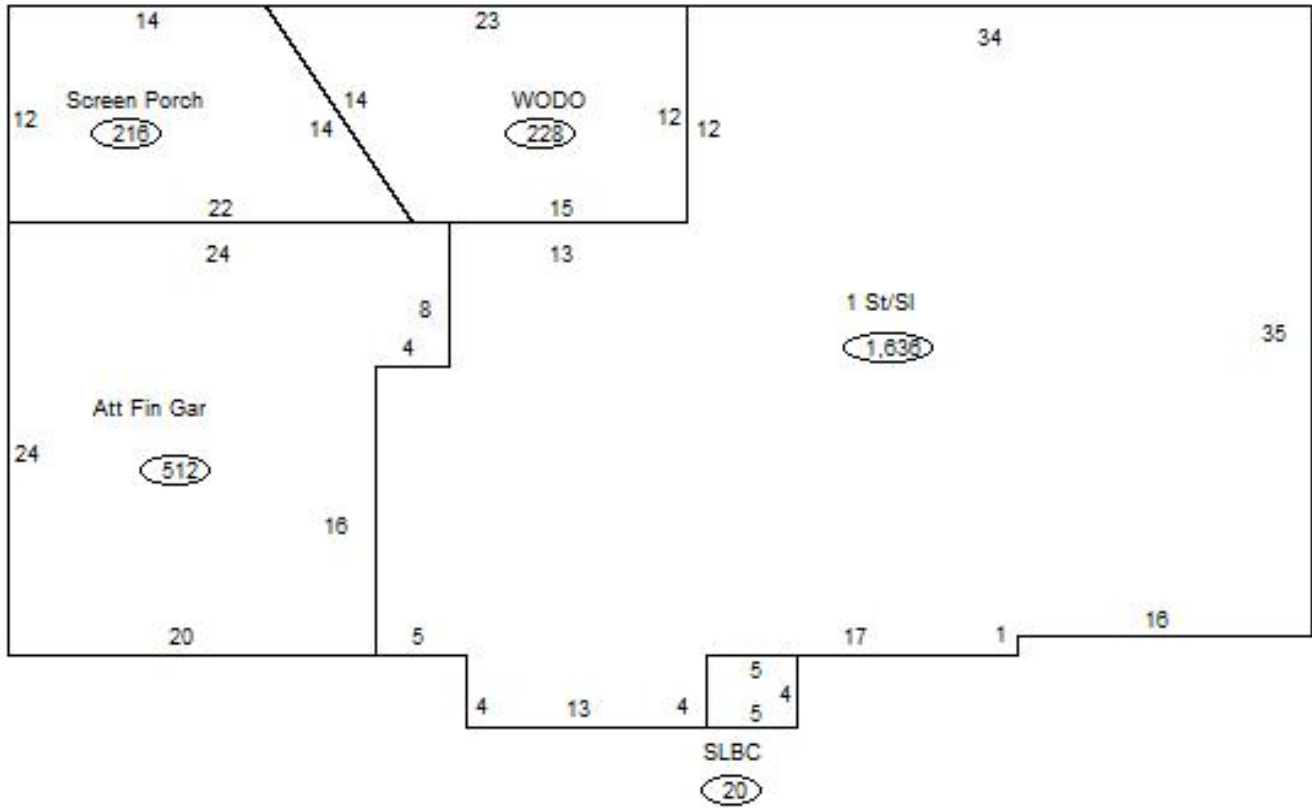
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 02:02:15
 Page 3

Sketch Image

660000307



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,636	1.000	1,636
2	G	5		13	Att Fin Gar	512	1.000	512
3	M	PRCH		13	SLBC	20	1.000	20
4	M	WODO		13	WODO	228	1.000	228
5	M	EPKS		13	Screen Porch	216	1.000	216
Total Building Area						1,636		1,636



Rogers


Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:02:15
Page 4

660000307

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x14x8	Plank	Composition Shingle	140
	Qual	2	Cond 3	Year 2010	Eff Age 12	
Valuation Summary		Modifier Total		RCN	Depr (46% Phys/ % Func)	RCNLD
Base Cost (20.11 x 140)		2,815		2,815	1,295	1,520