



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 01:56:38
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660000323 Parcel ID 000000-00-0-00738-005-0016 Cadastral ID 01-20-15-05800 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 335799 BORDWINE, ALAN LEE & CHRISTI S 25207 S VALLEY DR CLAREMORE OK 74019-0000 Parcel Location Situs 25207 S VALLEY DR Subdivision SHEPHERD VALLEY Lot/Block 0016 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 15 / 5 Neighborhood 1117 - R-V04-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>660000323_001.JPG 9/28/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.24699094 -95.66752666 LOT 16 BLOCK 5 SHEPHERD VALLEY																																																																																																																									
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Date 04/17/2026
 Time 01:56:38
 Page 2

Lot Data	Square-Foot - NBHD 1117 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.4148 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 18,071.00 x 1.70 = 30,721 Factor Value Adjustments 1.0000 Lot Value 30,721		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,427 / 1,427
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,427
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1983 / 32



GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	157,746	110.54	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	167,510		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	108.30	Total Misc Impr	+	21,651			
Roofing Adj	+ 4.58	Garage Cost	+	15,646			
Subfloor Adj	+ -1.20	Total RCN	=	227,102			
Heat/Cool Adj	+ 11.47	Depreciation (42%)	-	95,383			
Plumbing Adj	+ 9.86	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	131,719			
Adj Base Cost	= 133.01	Lot Value	+	30,721			
Total Area	x 1,427	Indicated Value	=	162,440			
Adjusted Cost	= 189,805	Value Per SqFt		113.83			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	131,719		
Lot Value	30,721		
Indicated Value	162,440	113.83	Per SqFt
Agland Value			
Site Improvements	1,256		
Total Value	163,696	114.71	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	1105	8x6		48	24.12	1,158
PATO	SLAB PORCH - OPEN	1106	15x10		150	10.42	1,563
EPSW	ENCLOSED PORCH - SOLID WALL	1107	224		224	61.76	13,834



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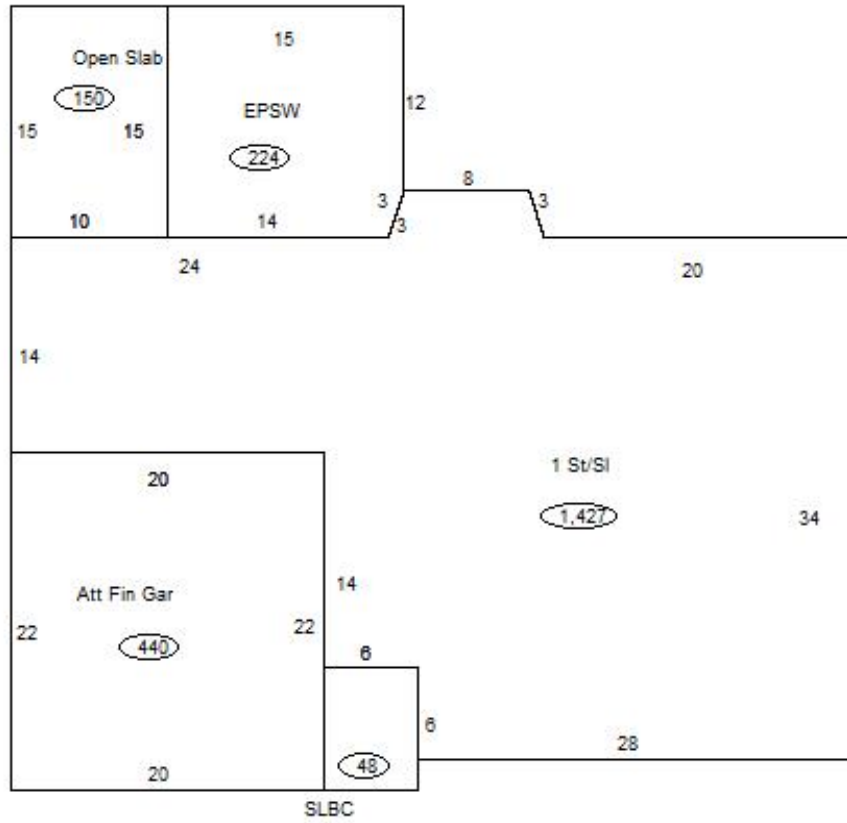
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 Time 01:56:38
 Page 3

Sketch Image

660000323



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,427	1.000	1,427
2	G	5		13	Att Fin Gar	440	1.000	440
3	M	PRCH		13	SLBC	48	1.000	48
4	M	PATO		13	Open Slab	150	1.000	150
5	M	EPSW		13	EPSW	224	1.000	224
Total Building Area						1,427		1,427



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 Time 01:56:38
 Page 4

660000323

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small	8x8x8	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
	LNT0	Lean To - Attached	8x9x8	Dirt	Formed Metal	72	
	Qual	3	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD	
	Base Cost (9.44 x 72)		680		680	354	326