



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 01:52:20
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Assessment Data					Primary Image																																																																																																																				
Account 660000324 Parcel ID 000000-00-0-00738-006-0001 Cadastral ID 01-20-15-05810 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 307993 COLLINS, REGINALD & JOSHUA MALONE 26401 S 4120 RD CLAREMORE OK 74019-0000 Parcel Location Situs 25245 S VALLEY DR Subdivision SHEPHERD VALLEY Lot/Block 0001 / 0006 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 15 / 5 Neighborhood 1117 - R-V04-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>660000324_001.JPG 9/28/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.24644174 -95.66743000																																																																																																																									
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Lot Data	Square-Foot - NBHD 1117 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.4652 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 20,265.00 x 1.70 = 34,451 Factor Value Adjustments 1.0000 Lot Value 34,451		

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, Masonry 50% Frame, Plywood or Ha
Base/Total Area	1,652 / 1,652
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,652
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	484 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1992 / 26

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	184,881	111.91	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	176,950 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	99.38	Total Misc Impr	+ 9,687
Roofing Adj	+ 4.43	Garage Cost	+ 16,761
Subfloor Adj	+ -1.15	Total RCN	= 229,066
Heat/Cool Adj	+ 11.47	Depreciation (35%)	- 80,173
Plumbing Adj	+ 8.52	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 148,893
Adj Base Cost	= 122.65	Lot Value	+ 34,451
Total Area	x 1,652	Indicated Value	= 183,344
Adjusted Cost	= 202,618	Value Per SqFt	110.98

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	148,893		
Lot Value	34,451		
Indicated Value	183,344	110.98	Per SqFt
Agland Value			
Site Improvements	1,300		
Total Value	184,644	111.77	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
SHLT	STORM SHELTER	0		1	2017	0.00		
PRCH	Porch	1110	126		126	23.85		3,005
PATO	SLAB PORCH - OPEN	1111	7x4		28	10.86		304
PATO	Patio - Open	1112	12x10		120	10.68		1,282



Rogers

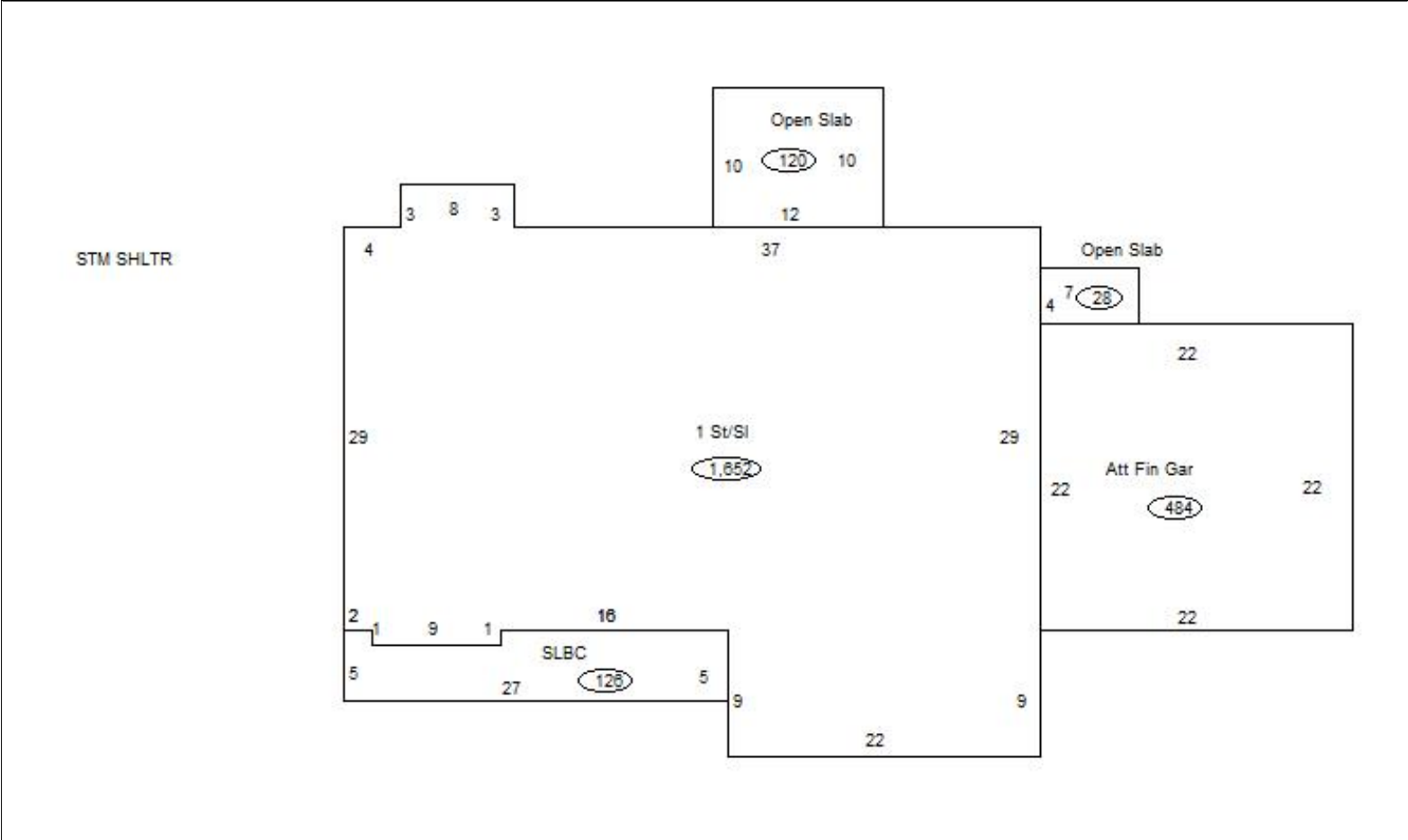
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Sketch Image

660000324



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,652	1.000	1,652
2	G	5		13	Att Fin Gar	484	1.000	484
3	M	PRCH		13	SLBC	126	1.000	126
4	M	PATO		13	Open Slab	28	1.000	28
5	M	PATO		13	Open Slab	120	1.000	120
6	N	0		13	STM SHLTR		0.000	
Total Building Area						1,652		1,652



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x8x6	Plank	Formed Metal	80
	Qual	2	Cond 3	Year	2015	Eff Age 8
Valuation Summary		Modifier Total		RCN	Depr (37% Phys/ % Func)	RCNLD
Base Cost (25.80 x 80)		2,064		2,064	764	1,300