




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																	
<b>Account</b> 660000340 <b>Parcel ID</b> 000000-00-0-00738-007-0002 <b>Cadastral ID</b> 01-20-15-05970 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 3 <b>Tax Area</b> 80 - VERDIGRIS TOWN/ VERDIGRI <b>Name ID</b> 342873 DUVALL, MARY ELIZABETH & GERALD ALLEN  25303 S VALLEY DR CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 25303 S VALLEY DR <b>Subdivision</b> SHEPHERD VALLEY <b>Lot/Block</b> 0002 / 0007 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 1 / 20 / 15 / 5 <b>Neighborhood</b> 1117 - R-V04-SW VERDIGRIS <b>School District</b> S008 - VERDIGRIS SCHOOLS					 <p>660000340_001.JPG 9/28/2025</p>																																																	
<b>Legal Description</b> Lot/Long: 36.24521978 -95.66747040																																																						
<b>Building Permits</b>					<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 colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																								
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<b>Exemptions</b>					<b>Sale History</b>																																																	
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																																													
H	Homestead	Yes	1,000	1,000	/	KITCHINGHAM, BARBARA A	10/10/2023	227,000	YES																																													
H	Homestead	No	1,000		1608/741	KERNS, DONALD T & BEVERLY-J	07/30/2004	108,500	YES																																													
					1023/687	GIBSON, TERRY H &	04/26/1996	77,000	No																																													
					932/391	FREEMAN CONSTRUCTION CO	10/07/1993	75,000	Yes																																													
					920/543	VERDIGRIS VALLEY-CONSTRUCTION	05/07/1993	9,000	No																																													
					858/374			190,000	No																																													
<b>Parcel Valuation</b>					<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>2024</td> <td>Land Value</td> <td>55,365</td> <td>55,365</td> <td>11%</td> <td>6,090</td> <td>Assessed</td> <td>23,852 2,483.75</td> </tr> <tr> <td>Year Frozen</td> <td>2014</td> <td>Improvements</td> <td>165,901</td> <td>161,465</td> <td></td> <td>17,762</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000 -87.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>221,266</td> <td>216,830</td> <td></td> <td>23,852</td> <td>Total Taxable</td> <td>22,852 2,397.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	Remove Cap	2024	Land Value	55,365	55,365	11%	6,090	Assessed	23,852 2,483.75	Year Frozen	2014	Improvements	165,901	161,465		17,762	Penalty	0	Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -87.00	TIF Project ID	0	Total Value	221,266	216,830		23,852	Total Taxable	22,852 2,397.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660000340	DUVALL, MARY ELIZABETH &	80	210,515	1000	22,157	2,324.00																																															
2024	2024-660000340	DUVALL, MARY ELIZABETH &	80	227,001	0	24,970	2,393.00																																															
2023	2023-660000340	KITCHINGHAM, BARBARA A	80	144,336	1000	12,382	1,179.00																																															
2022	2022-660000340	KITCHINGHAM, BARBARA A	80	142,617	1000	12,383	1,201.00																																															
2021	2021-660000340	KITCHINGHAM, BARBARA A	80	137,823	1000	12,382	1,169.00																																															
2020	2020-660000340	KITCHINGHAM, BARBARA A	80	130,604	1000	12,382	1,172.00																																															
2019	2019-660000340	KITCHINGHAM, BARBARA A	80	125,212	1000	12,382	1,190.00																																															
2018	2018-660000340	KITCHINGHAM, BARBARA A	80	129,992	1000	12,382	1,190.00																																															
2017	2017-660000340	KITCHINGHAM, BARBARA A	80	128,884	1000	12,382	1,193.00																																															
2016	2016-660000340	KITCHINGHAM, BARBARA A	80	125,447	1000	12,382	1,197.00																																															
2015	2015-660000340	KITCHINGHAM, BARBARA A	80	123,402	1000	12,383	1,206.00																																															
2014	2014-660000340	KITCHINGHAM, BARBARA A	80	129,472	1000	12,382	1,142.00																																															
2013	2013-660000340	KITCHINGHAM, BARBARA A	80	122,528	1000	11,993	1,146.00																																															



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Lot Data	Square-Foot - NBHD 1117 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.4546 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 19,804.00 x 1.70 = 33,667 <b>Factor Value</b> <b>Adjustments</b> 1.6445 <b>Lot Value</b> 55,365		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	40% Veneer, Masonry 60% Frame, Siding, Wood
<b>Base/Total Area</b>	1,430 / 1,430
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,430
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	400 Attached Garage - Finished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	1993 / 25

660000340_001.JPG	9/28/2025
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GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	183,405	128.26	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	8		
<b>Indicated Value</b>	177,480		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	110.10	<b>Total Misc Impr</b>	+	11,509			
<b>Roofing Adj</b>	+ 5.04	<b>Garage Cost</b>	+	17,024			
<b>Subfloor Adj</b>	+ -2.39	<b>Total RCN</b>	=	223,356			
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 31%)</b>	-	69,240			
<b>Plumbing Adj</b>	+ 10.85	<b>Lump Sums</b>	+	9,493			
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	163,609			
<b>Adj Base Cost</b>	= 136.24	<b>Lot Value</b>	+	55,365			
<b>Total Area</b>	x 1,430	<b>Indicated Value</b>	=	218,974			
<b>Adjusted Cost</b>	= 194,823	<b>Value Per SqFt</b>		153.13			

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	163,609		
<b>Lot Value</b>	55,365		
<b>Indicated Value</b>	218,974	153.13	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	2,292		
<b>Total Value</b>	221,266	154.73	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	1167	172		172	26.39		4,539
WODO	WOOD DECK - OPEN	1168	22x12		264	18.81	35%	3,228
WODC	Wood Deck - Covered	174214	12x12		144	43.51		6,265
PATO	Patio - Open	174215	12x10		120	11.29		1,355



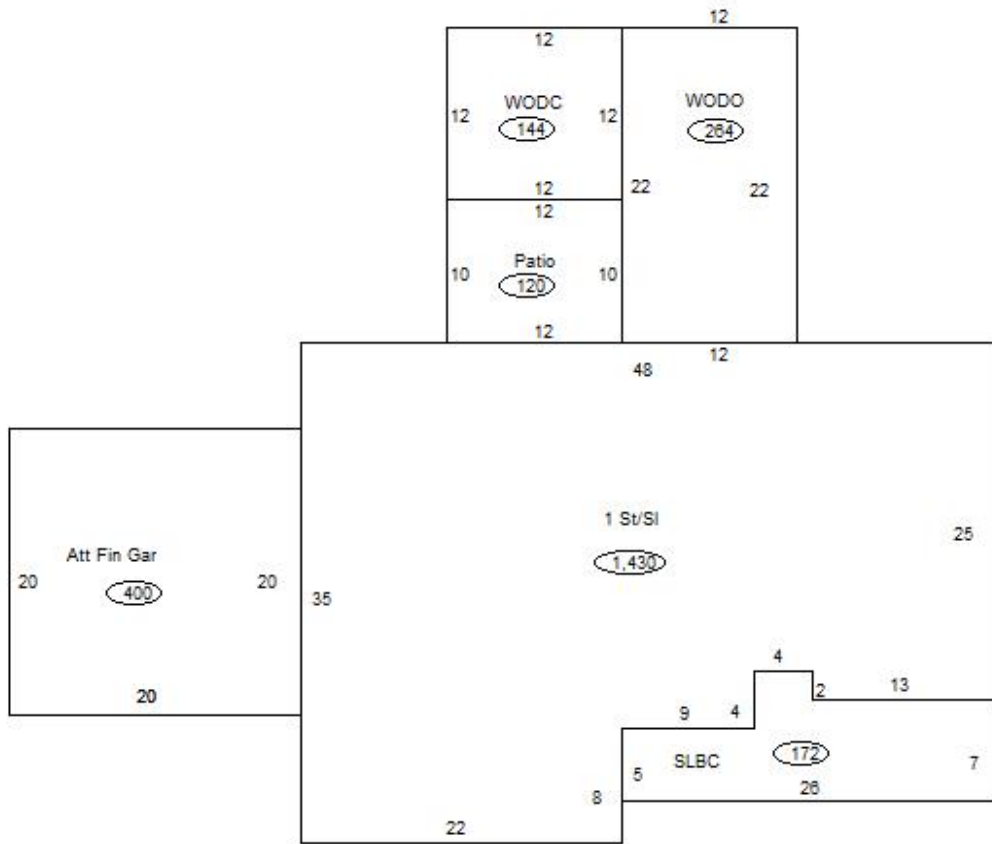
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Sketch Image

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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	1,430	1.000	1,430
2	G	5		13	Att Fin Gar	400	1.000	400
3	M	PRCH		13	SLBC	172	1.000	172
4	M	WODO		13	WODO	264	1.000	264
5	M	WODC		13	WODC	144	1.000	144
6	M	PATO		13	Patio	120	1.000	120
<b>Total Building Area</b>						<b>1,430</b>		<b>1,430</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x16x8	Plank	Composition Shingle	192
	Qual	2	Cond 3	Year 2015	Eff Age 8	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (37% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (18.95 x 192)		3,638		3,638		1,346
						2,292