



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 14:25:21  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660000341 <b>Parcel ID</b> 000000-00-0-00738-007-0003 <b>Cadastral ID</b> 01-20-15-05980 <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> 337668 LONCARICH, CARSON & ARIELLE  25323 S VALLEY DR CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 25323 S VALLEY DR <b>Subdivision</b> SHEPHERD VALLEY <b>Lot/Block</b> 0003 / 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>660000341_001.JPG 9/28/2025</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.24476404 -95.66720543 LOT 3 BLOCK 7 SHEPHERD VALLEY																																																																																																																									
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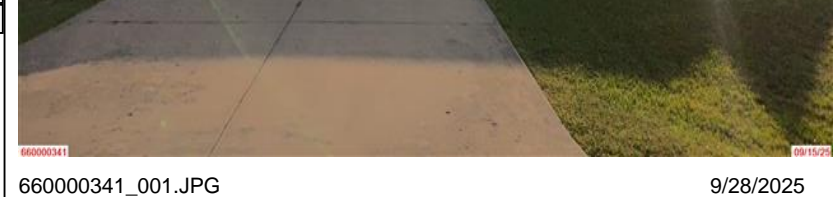
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Lot Data	Square-Foot - NBHD 1117 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.4895	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	21,324.00 x 1.70 = 36,251	
Factor Value		
Adjustments	1.0556	
Lot Value	38,266	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	40% Veneer, Masonry 60% Frame, Siding, Wood
Base/Total Area	1,337 / 1,337
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,337
Fixture/RghIn	22 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	441 Attached Garage - Finished 2 Stalls
Remodel	RMA -
Year/Eff Age	2005 / 11



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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	200,082	149.65	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	225,570		Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	102.09	Total Misc Impr	+	2,626	
Roofing Adj	+ 4.54	Garage Cost	+	15,678	
Subfloor Adj	+ -1.18	Total RCN	=	202,061	
Heat/Cool Adj	+ 11.47	Depreciation ( 12%)	-	24,247	
Plumbing Adj	+ 20.52	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	177,814	
Adj Base Cost	= 137.44	Lot Value	+	38,266	
Total Area	x 1,337	Indicated Value	=	216,080	
Adjusted Cost	= 183,757	Value Per SqFt		161.62	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	177,814		
Lot Value	38,266		
Indicated Value	216,080	161.62	Per SqFt
Agland Value			
Site Improvements	23,590		
Total Value	239,670	179.26	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	1171	17x5		85	24.00		2,040
PATO	SLAB PORCH - OPEN	1172	9x6		54	10.86		586



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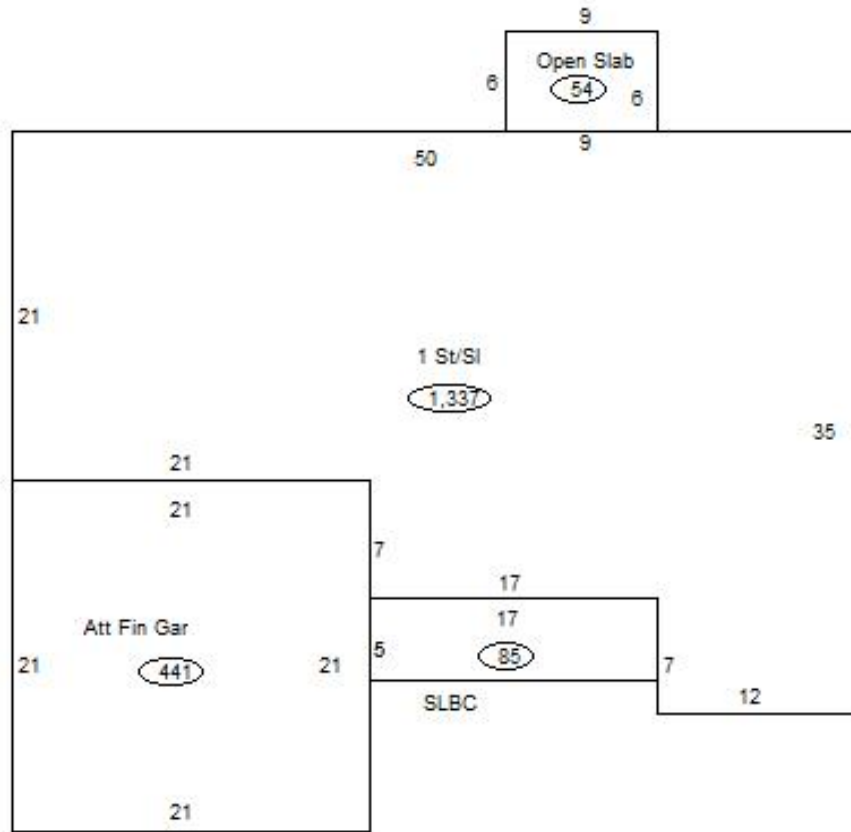
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Sketch Image

660000341



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,337	1.000	1,337
2	G	5		13	Att Fin Gar	441	1.000	441
3	M	PRCH		13	SLBC	85	1.000	85
4	M	PATO		13	Open Slab	54	1.000	54
<b>Total Building Area</b>						<b>1,337</b>		<b>1,337</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	UTIL	SHOP BUILDING	24x30x10	Concrete	Formed Metal	720		
	Qual	2	Cond	3	Year	2017	Eff Age	7
	Warm & Cooled Air		Total Area		720	5,083		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (13% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (30.60 x 720)		22,032	5,083	27,115	3,525	23,590		