



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 11:52:45  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660000342 <b>Parcel ID</b> 000000-00-0-00738-007-0004 <b>Cadastral ID</b> 01-20-15-05990 <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> 348859 FREEMAN, CHAD E REVOCABLE TRUST  509 S 27TH ST BROKEN ARROW OK 74014-0000  <b>Parcel Location</b> <b>Situs</b> 25364 S CONCORD DR <b>Subdivision</b> SHEPHERD VALLEY <b>Lot/Block</b> 0004 / 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>660000342_001.JPG 9/28/2025</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.24437164 -95.66692468 LOT 4 BLOCK 7 SHEPHERD VALLEY																																																																																																																									
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Date 04/17/2026  
 Time 11:52:46  
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Lot Data		Square-Foot - NBHD 1117 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.3421		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	14,902.00 x 1.70 = 25,333		
Factor Value			
Adjustments	1.0000		
Lot Value	25,333		



Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	15% Veneer, Masonry 85% Frame, Siding, Wood
Base/Total Area	1,340 / 1,340
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,340
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2002 / 24

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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	168,937	126.07	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	169,440 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	99.81	Total Misc Impr	+ 1,991				
Roofing Adj	+ 4.54	Garage Cost	+ 14,664				
Subfloor Adj	+ -1.18	Total RCN	= 184,356				
Heat/Cool Adj	+ 11.47	Depreciation ( 32%)	- 58,994				
Plumbing Adj	+ 10.51	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 125,362				
Adj Base Cost	= 125.15	Lot Value	+ 25,333				
Total Area	x 1,340	Indicated Value	= 150,695				
Adjusted Cost	= 167,701	Value Per SqFt	112.46				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	125,362		
Lot Value	25,333		
Indicated Value	150,695	112.46	Per SqFt
Agland Value			
Site Improvements			
Total Value	150,695	112.46	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	1175	7x6		42	24.14		1,014
PATO	Patio - Open	174560	10x9		90	10.86		977

