



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 660000343 Parcel ID 000000-00-0-00738-007-0005 Cadastral ID 01-20-15-06000 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 289626 DARVAY, VERA & RICHARD DARVAY 25344 S CONCORD DR CLAREMORE OK 74019-0000 Parcel Location Situs 25344 S CONCORD DR Subdivision SHEPHERD VALLEY Lot/Block 0005 / 0007 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 15 / 5 Neighborhood 1117 - R-V04-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>660000343_001.JPG 9/28/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.24476226 -95.66690299 LOT 5 BLOCK 7 SHEPHERD VALLEY																																																																																																																									
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Lot Data	Square-Foot - NBHD 1117 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.4925 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 21,455.00 x 1.70 = 36,474 Factor Value Adjustments 1.0000 Lot Value 36,474		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Wood
Base/Total Area	1,441 / 1,441
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,441
Fixture/RghIn	12 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	504 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1998 / 21

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 181,018 125.62 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 8 Indicated Value 192,700 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	101.77	Total Misc Impr	+ 10,719	Roofing Adj	+ 4.56	Garage Cost	+ 17,307
Subfloor Adj	+ -1.19	Total RCN	= 211,350	Heat/Cool Adj	+ 11.47	Depreciation (27%)	- 57,065
Plumbing Adj	+ 10.61	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 154,285
Adj Base Cost	= 127.22	Lot Value	+ 36,474	Total Area	x 1,441	Indicated Value	= 190,759
		Value Per SqFt	132.38	Adjusted Cost	= 183,324		

Value Reconciliation
Selected Approach Cost Approach Improvements 154,285 Lot Value 36,474 Indicated Value 190,759 132.38 Per SqFt Agland Value Site Improvements 1,646 Total Value 192,405 133.52 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	1178	188		188	23.61		4,439
PATO	SLAB PORCH - OPEN	1179	110		110	10.76		1,184



Rogers

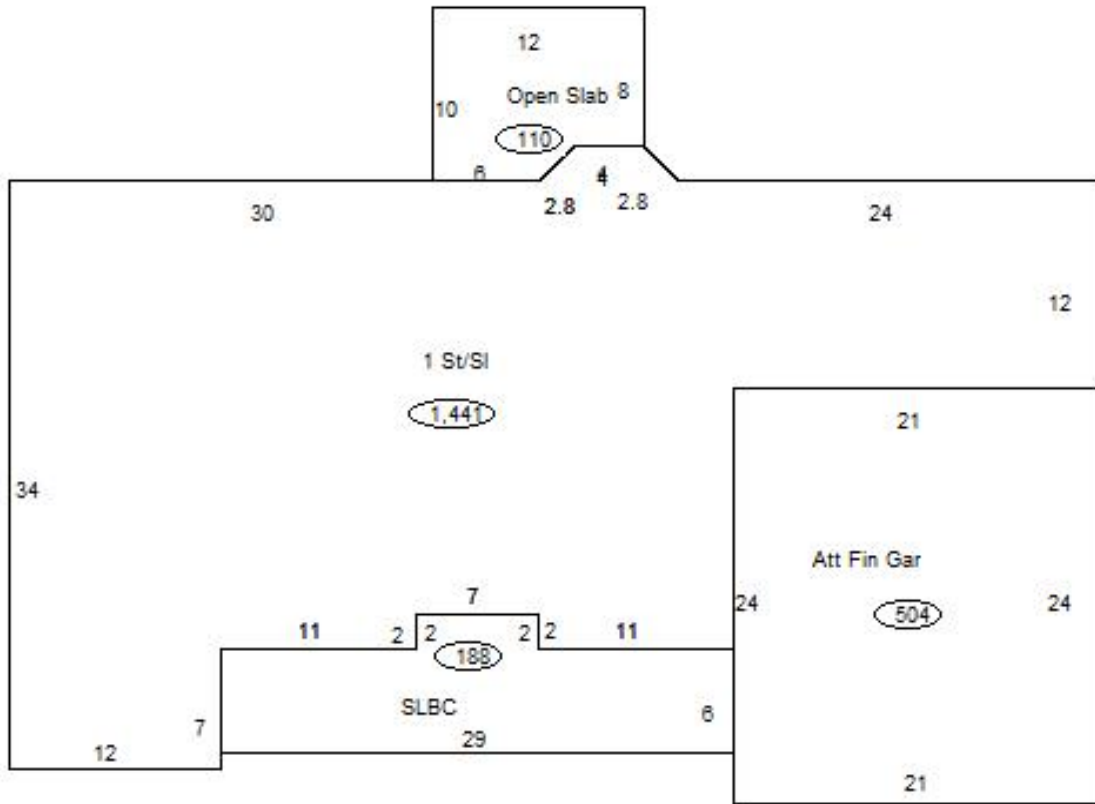
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Sketch Image

660000343



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,441	1.000	1,441
2	G	5		13	Att Fin Gar	504	1.000	504
3	M	PRCH		13	SLBC	188	1.000	188
4	M	PATO		13	Open Slab	110	1.000	110
Total Building Area						1,441		1,441



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small	10x12x6	Plank	Formed Metal	120	
	Qual	2	Cond 3	Year	2015	Eff Age	8
		Valuation Summary	Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD	
		Base Cost (21.77 x 120)	2,612		2,612	966	1,646