



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 02:02:41
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660000346 Parcel ID 000000-00-0-00738-008-0001 Cadastral ID 01-20-15-06030 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 312658 MARCOTTE, KEENIN & CLARISSA 25252 S SHEPHERD DR CLAREMORE OK 74019-0000 Parcel Location Situs 25225 S SHEPHERD DR Subdivision SHEPHERD VALLEY Lot/Block 0001 / 0008 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 15 / 5 Neighborhood 1117 - R-V04-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>660000346_001.JPG 9/28/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.24643872 -95.66401708																																																																																																																									
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Date 04/17/2026
 Time 02:02:42
 Page 2

Lot Data	Square-Foot - NBHD 1117 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.3767 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 16,410.00 x 1.70 = 27,897 Factor Value Adjustments 1.0000 Lot Value 27,897		 <p>660000346 9/28/2025</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	40% Veneer, Masonry 60% Frame, Siding, Wood
Base/Total Area	1,378 / 1,378
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,378
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	441 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2000 / 20

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 190,472 138.22 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 8 Indicated Value 184,100 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	106.20	Total Misc Impr	+ 3,999	Roofing Adj	+ 4.87	Garage Cost	+ 18,200
Subfloor Adj	+ -2.30	Total RCN	= 205,018	Heat/Cool Adj	+ 12.64	Depreciation (23%)	- 47,154
Plumbing Adj	+ 11.26	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 157,864
Adj Base Cost	= 132.67	Lot Value	+ 27,897	Total Area	x 1,378	Indicated Value	= 185,761
		Value Per SqFt	134.80	Adjusted Cost	= 182,819		

Value Reconciliation
Selected Approach Cost Approach Improvements 157,864 Lot Value 27,897 Indicated Value 185,761 134.80 Per SqFt Agland Value Site Improvements 1,209 Total Value 186,970 135.68 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	1190	116		116	26.56		3,081
PATO	SLAB PORCH - OPEN	1191	10x8		80	11.48		918

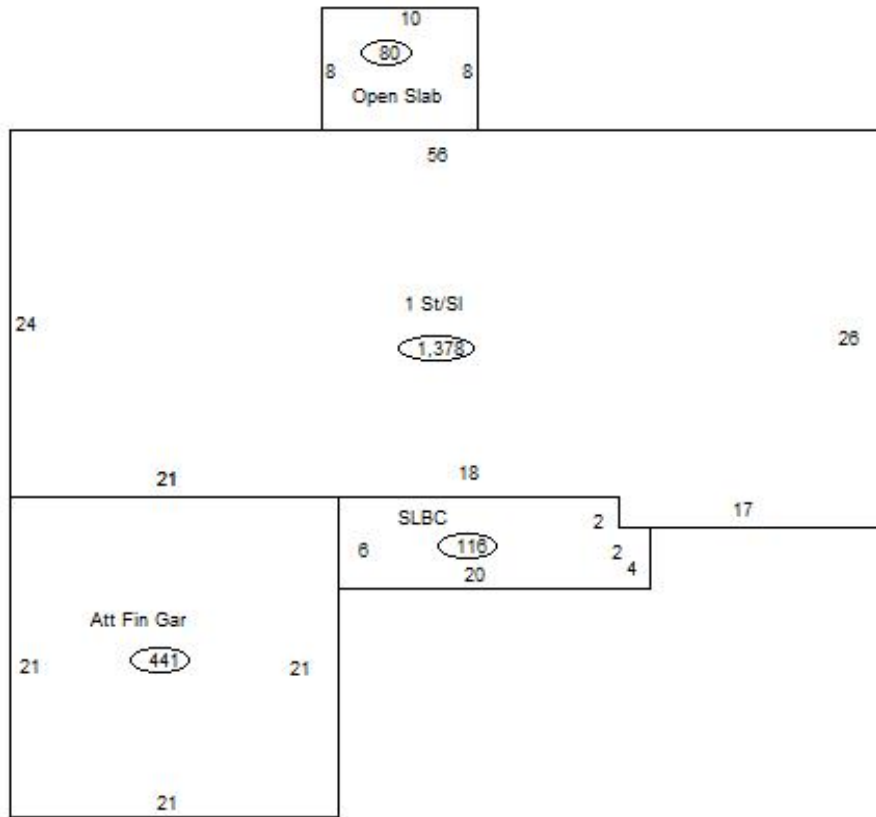


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 Page 3

Sketch Image

660000346



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,378	1.000	1,378
2	G	5		13	Att Fin Gar	441	1.000	441
3	M	PRCH		13	SLBC	116	1.000	116
4	M	PATO		13	Open Slab	80	1.000	80
Total Building Area						1,378		1,378



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Page 4

660000346

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x12x8	Plank	Composition Shingle	120
	Qual	2	Cond 3	Year 2005	Eff Age 16	
Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)		RCNLD
Base Cost (20.98 x 120)		2,518		2,518 1,309		1,209