



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 04:06:49
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Assessment Data					Primary Image																																																																																																																				
Account 660000347 Parcel ID 000000-00-0-00738-008-0002 Cadastral ID 01-20-15-06040 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 314532 MANNERS, CAMERON & KYLEE 25255 S SHEPHERD DR CLAREMORE OK 74019-0000 Parcel Location Situs 25255 S SHEPHERD DR Subdivision SHEPHERD VALLEY Lot/Block 0002 / 0008 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 15 / 5 Neighborhood 1117 - R-V04-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>660000347_001.JPG 9/28/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.24614254 -95.66407581 LOT 2 BLOCK 8 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 0.3581 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 15,598.00 x 1.70 = 26,517 Factor Value Adjustments 1.0000 Lot Value 26,517		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	660 / 1,420
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	660
Fixture/RghIn	12 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1993 / 25

660000347	660000347_001.JPG	09/12/25
		9/28/2025

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	164,849	116.09	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	163,300 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	125,005		
Lot Value	26,517		
Indicated Value	151,522	106.71	Per SqFt
Agland Value			
Site Improvements	1,895		
Total Value	153,417	108.04	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	92.92	Total Misc Impr	+	8,526			
Roofing Adj	+ 2.58	Garage Cost	+	14,664			
Subfloor Adj	+ -0.68	Total RCN	=	189,401			
Heat/Cool Adj	+ 11.47	Depreciation (34%)	-	64,396			
Plumbing Adj	+ 10.76	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	125,005			
Adj Base Cost	= 117.05	Lot Value	+	26,517			
Total Area	x 1,420	Indicated Value	=	151,522			
Adjusted Cost	= 166,211	Value Per SqFt		106.71			

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	1194	16x5		80	24.02		1,922
PATO	SLAB PORCH - OPEN	1195	12x12		144	10.47		1,508



Rogers

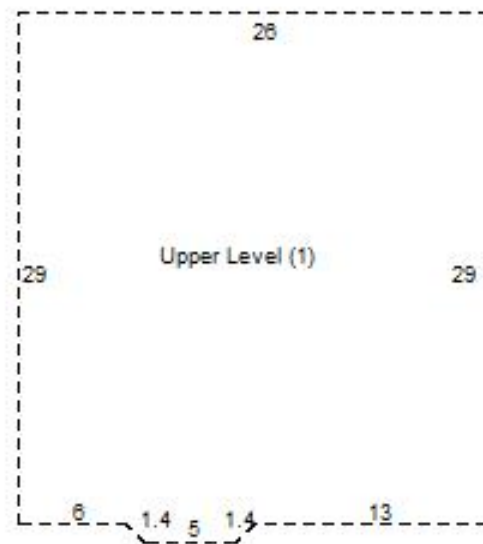
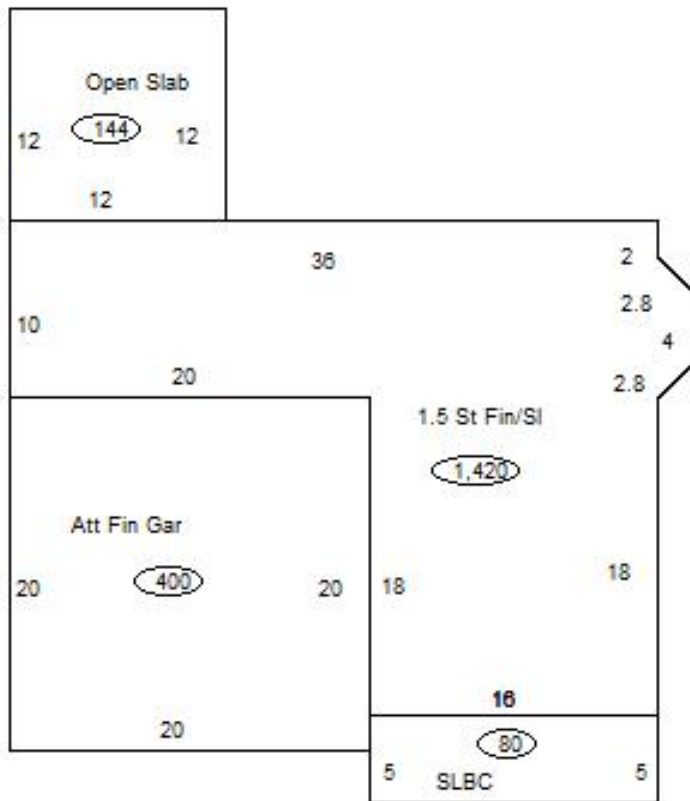
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	660	2.152	1,420
2	G	5		13	Att Fin Gar	400	1.000	400
3	M	PRCH		13	SLBC	80	1.000	80
4	M	PATO		13	Open Slab	144	1.000	144
5	U	^UL		13	Upper Level (1)	760	1.000	760
Total Building Area						660		1,420



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x10x8	Plank	Composition Shingle	100
	Qual	2	Cond 3	Year	2022	Eff Age 3
Valuation Summary		Modifier Total	RCN	Depr (14% Phys/ % Func)		RCNLD
Base Cost (22.03 x 100)		2,203		2,203 308		1,895