



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 06:29:00
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Assessment Data					Primary Image																																																																																																																				
Account 660000348 Parcel ID 000000-00-0-00738-008-0003 Cadastral ID 01-20-15-06050 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 337122 MOSIER, BRITT ALAN & JANICE LEE 25277 S SHEPHERD DR CLAREMORE OK 74019-0000 Parcel Location Situs 25277 S SHEPHERD DR Subdivision SHEPHERD VALLEY Lot/Block 0003 / 0008 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 15 / 5 Neighborhood 1117 - R-V04-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>660000348_001.JPG 9/28/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.24581130 -95.66403007 LOT 3 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	0.3804	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	16,568.00 x 1.70 = 28,166	
Factor Value		
Adjustments	1.0000	
Lot Value	28,166	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	10% Veneer, Masonry 90% Frame, Siding, Wood
Base/Total Area	1,242 / 1,863
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,242
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1996 / 23

660000348_001.JPG	9/28/2025
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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	245,374	131.71	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	244,550 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	93.25	Total Misc Impr	+ 13,875				
Roofing Adj	+ 3.46	Garage Cost	+ 17,606				
Subfloor Adj	+ -1.62	Total RCN	= 251,706				
Heat/Cool Adj	+ 12.64	Depreciation (28%)	- 70,478				
Plumbing Adj	+ 10.48	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 181,228				
Adj Base Cost	= 118.21	Lot Value	+ 28,166				
Total Area	x 1,863	Indicated Value	= 209,394				
Adjusted Cost	= 220,225	Value Per SqFt	112.40				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	181,228		
Lot Value	28,166		
Indicated Value	209,394	112.40	Per SqFt
Agland Value			
Site Improvements	27,156		
Total Value	236,550	126.97	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	1199	9x4		36	26.82		966
PRCH	SLAB PORCH - COVERED	1200	28x10		280	26.05		7,294



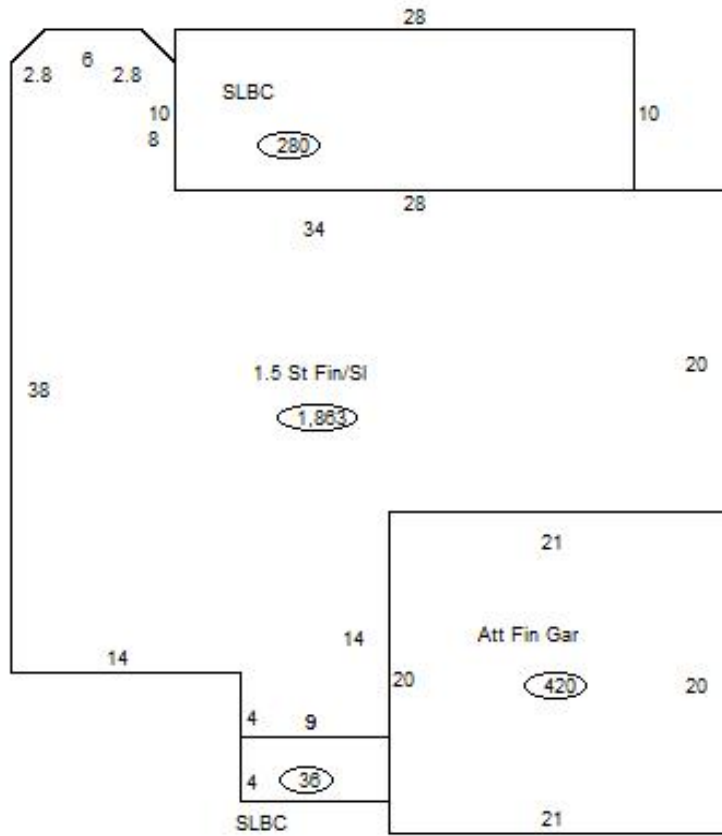
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Sketch Image

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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	1,242	1.500	1,863
2	G	5	Slab	13	Att Fin Gar	420	1.000	420
3	M	PRCH		13	SLBC	36	1.000	36
4	M	PRCH		13	SLBC	280	1.000	280
Total Building Area						1,242		1,863



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground GUNITE	18x32x0	Concrete		576
	Qual 3	Cond 3	Year 2022	Eff Age 3		
Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)		RCNLD
Base Cost (50.66 x 576)		29,180		29,180	4,377	24,803
	SHDS	Shed - Small	12x20x8	Plank	Composition Shingle	240
	Qual 2	Cond 3	Year 2010	Eff Age 12		
Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)		RCNLD
Base Cost (18.16 x 240)		4,358		4,358	2,005	2,353