



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 02:02:43
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Assessment Data					Primary Image																																																																																																																				
Account 660000349 Parcel ID 000000-00-0-00738-008-0004 Cadastral ID 01-20-15-06060 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 272269 CRESPI, FRANK A & JOHNYE MARIAM 25297 S SHEPHERD DR CLAREMORE OK 74019-0000 Parcel Location Situs 25297 S SHEPHERD DR Subdivision SHEPHERD VALLEY Lot/Block 0004 / 0008 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 15 / 5 Neighborhood 1117 - R-V04-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>660000349_001.JPG 9/28/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.24548309 -95.66401260 LOT 4 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	0.3768	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	16,414.00 x 1.70 = 27,904	
Factor Value		
Adjustments	1.0000	
Lot Value	27,904	

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	1,354 / 1,354
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,354
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	441 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1999 / 20

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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	171,318	126.53	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	7		
Indicated Value	174,850		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	98.75	Total Misc Impr	+	13,194			
Roofing Adj	+ 4.43	Garage Cost	+	15,678			
Subfloor Adj	+ -1.15	Total RCN	=	196,633			
Heat/Cool Adj	+ 11.47	Depreciation (25%)	-	49,158			
Plumbing Adj	+ 10.40	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	147,475			
Adj Base Cost	= 123.90	Lot Value	+	27,904			
Total Area	x 1,354	Indicated Value	=	175,379			
Adjusted Cost	= 167,761	Value Per SqFt		129.53			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	147,475		
Lot Value	27,904		
Indicated Value	175,379	129.53	Per SqFt
Agland Value			
Site Improvements	1,686		
Total Value	177,065	130.77	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	1203	12x10		120	10.68		1,282
EPSW	Enclosed Porch - Solid Wall	174073	16x12		192	62.04		11,912



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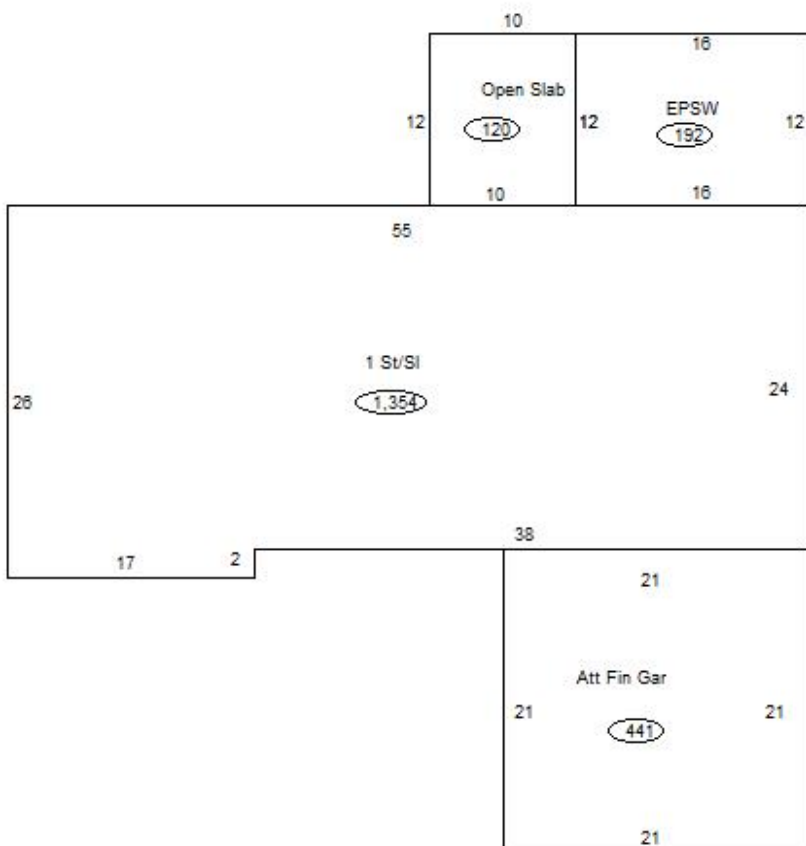
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,354	1.000	1,354
2	G	5		13	Att Fin Gar	441	1.000	441
3	M	PATO		13	Open Slab	120	1.000	120
4	M	EPSW		13	EPSW	192	1.000	192
Total Building Area						1,354		1,354



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x16x8	Plank	Composition Shingle	160
	Qual	2	Cond 3	Year 2010	Eff Age 12	
Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)		RCNLD
Base Cost (19.51 x 160)		3,122		3,122		1,436
						1,686