



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660000353 Parcel ID 000000-00-0-00738-009-0004 Cadastral ID 01-20-15-06100 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 333877 VANG, KONOU 25305 S HOLLIDAY DR CLAREMORE OK 74019-0000 Parcel Location Situs 25305 S HOLLIDAY DR Subdivision SHEPHERD VALLEY Lot/Block 0004 / 0009 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 15 / 5 Neighborhood 1117 - R-V04-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>660000353_001.JPG 9/28/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.24561080 -95.66868991 LOT 4 BLOCK 9 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 0.4605 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 20,061.00 x 1.70 = 34,104 Factor Value Adjustments 1.0000 Lot Value 34,104		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	1,543 / 1,543
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,543
Fixture/RghIn	13 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1994 / 24

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	176,013	114.07	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	188,910		Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	101.89	Total Misc Impr	+	581	
Roofing Adj	+ 4.48	Garage Cost	+	15,646	
Subfloor Adj	+ -1.15	Total RCN	=	212,790	
Heat/Cool Adj	+ 11.47	Depreciation (32%)	-	68,093	
Plumbing Adj	+ 10.70	Lump Sums	+	3,388	
Basement Adj	+ 0.00	RCNLD	=	148,085	
Adj Base Cost	= 127.39	Lot Value	+	34,104	
Total Area	x 1,543	Indicated Value	=	182,189	
Adjusted Cost	= 196,563	Value Per SqFt		118.07	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	148,085		
Lot Value	34,104		
Indicated Value	182,189	118.07	Per SqFt
Agland Value			
Site Improvements	809		
Total Value	182,998	118.60	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	1219	8x3		24	24.19		581
WODO	Wood Deck - Open	174693	12x12		144	23.53		3,388



Rogers

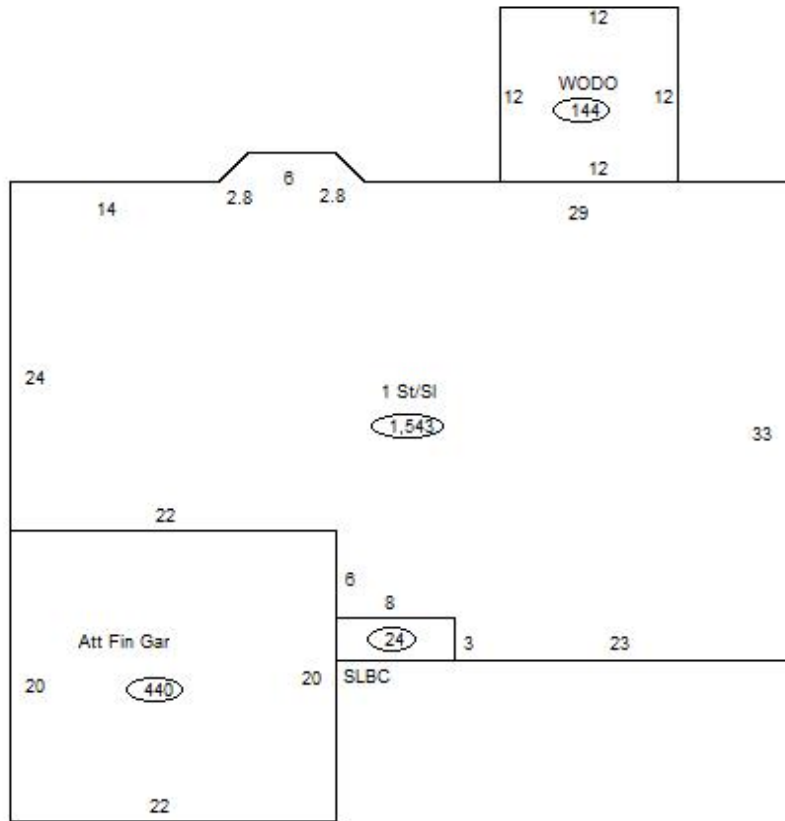
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,543	1.000	1,543
2	G	5		13	Att Fin Gar	440	1.000	440
3	M	PRCH		13	SLBC	24	1.000	24
4	M	WODO		13	WODO	144	1.000	144
Total Building Area						1,543		1,543



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x6x6	Plank	Composition Shingle	48
	Qual	2	Cond 3	Year 2010	Eff Age 12	
Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)		RCNLD
Base Cost (31.21 x 48)		1,498		1,498 689		809