



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 08:56:37
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Assessment Data					Primary Image																																																																																																																				
Account 660000355 Parcel ID 000000-00-0-00738-009-0006 Cadastral ID 01-20-15-06120 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 320101 PRICE, ROBERT & ARLENE 25345 S HOLLIDAY DR CLAREMORE OK 74019-0000 Parcel Location Situs 25345 S HOLLIDAY DR Subdivision SHEPHERD VALLEY Lot/Block 0006 / 0009 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 15 / 5 Neighborhood 1117 - R-V04-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>660000355_001.JPG 9/28/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.24497298 -95.66851377																																																																																																																									
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Lot Data	Square-Foot - NBHD 1117 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.4109 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 17,898.00 x 1.70 = 30,427 Factor Value Adjustments 1.0000 Lot Value 30,427		

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	1,443 / 1,443
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,443
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1995 / 23

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 202,644 140.43 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 8 Indicated Value 205,090 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	101.73	Total Misc Impr	+ 16,509	Roofing Adj	+ 4.56	Garage Cost	+ 15,646
Subfloor Adj	+ -1.19	Total RCN	= 214,449	Heat/Cool Adj	+ 11.47	Depreciation (30%)	- 64,335
Plumbing Adj	+ 9.76	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 150,114
Adj Base Cost	= 126.33	Lot Value	+ 30,427	Total Area	x 1,443	Indicated Value	= 180,541
		Value Per SqFt	125.12	Adjusted Cost	= 182,294		

Value Reconciliation
Selected Approach Cost Approach Improvements 150,114 Lot Value 30,427 Indicated Value 180,541 125.12 Per SqFt Agland Value Site Improvements 32,427 Total Value 212,968 147.59 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	5,095.98	5,096
PRCH	SLAB PORCH - COVERED	1226	26x7		182	23.63	4,301
PATC	Patio - Covered	1227	24x15		360	14.42	5,191
PATO	Patio - Open	174592	191		191	10.06	1,921



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	30x40x8	Concrete	Formed Metal	1,200
	Qual 2	Cond 3	Year 2017	Eff Age 7		
	Valuation Summary		Modifier Total	RCN	Depr (13% Phys/ % Func)	RCNLD
	Base Cost (29.55 x 1,200)		35,460	35,460	4,610	30,850
	SHDS	Shed - Small	10x14x6	Plank	Formed Metal	140
	Qual 2	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
	Base Cost (20.86 x 140)		2,920	2,920	1,343	1,577