Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date	04/17/2026
Time	04:04:03
Page	1

Assessment Data

Account	660000358
Parcel ID	000000-00-0-00738-009-0009
Cadastral ID	01-20-15-06150
Property Type	REAL - Real Property
Property Class	URP **VI Area** 3
Tax Area	80 - VERDIGRIS TOWN/ VERDIGRI
Name ID	280235

EHREDT, DANIEL R &

SANDRA S
25415 S HOLLIDAY DR
CLAREMORE OK 74019-0000

Parcel Location

Situs	25415 S HOLLIDAY DR
Subdivision	SHEPHERD VALLEY
Lot/Block	0009 / 0009 **Parcel Size** 1 - Lots
Sec/Twn/Rng	1 / 20 / 15 / 5
Neighborhood	1117 - R-V04-SW VERDIGRIS
School District	S008 - VERDIGRIS SCHOOLS

Primary Image

660000358_001.JPG 9/28/2025

Legal Description

Lat/Long: 36.24408059 -95.66806407

LOT 9 BLOCK 9 SHEPHERD VALLEY

Building Permits

Number	Description	Opened	Closed	Amount
21		07/2002	11/2002	
R3	NEW HOME	05/2002	11/2002	

Exemptions

Code	Type	Active	Maximum	Exemption
H	Homestead	Yes	1,000	1,000

Sale History

Bk/Pg	Grantor	Date	Price	Code
1390/664	HOMESBYFREEMAN L L C	07/11/2002	116,500	YES
1371/950	VERDIGRIS VALLEY~CONSTRUCTION	04/16/2002	0	11
858/374			190,000	No

Parcel Valuation

Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax
Remove Cap	2003	Land Value	30,624	17,312	11%	1,904	Assessed	12,360	1,287.07
Year Frozen	2010	Improvements	168,148	95,056		10,456	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-87.00
TIF Project ID	0	Total Value	198,772	112,368		12,360	Total Taxable	11,360	1,200.00

Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660000358	EHREDT, DANIEL R &	80	185,835	1000	11,361	1,200.00
2024	2024-660000358	EHREDT, DANIEL R &	80	200,313	1000	11,360	1,099.00
2023	2023-660000358	EHREDT, DANIEL R &	80	175,170	1000	11,360	1,082.00
2022	2022-660000358	EHREDT, DANIEL R &	80	177,093	1000	11,361	1,102.00
2021	2021-660000358	EHREDT, DANIEL R &	80	155,329	1000	11,360	1,073.00
2020	2020-660000358	EHREDT, DANIEL R &	80	149,239	1000	11,360	1,075.00
2019	2019-660000358	EHREDT, DANIEL R &	80	141,530	1000	11,360	1,092.00
2018	2018-660000358	EHREDT, DANIEL R &	80	145,410	1000	11,360	1,093.00
2017	2017-660000358	EHREDT, DANIEL R &	80	144,136	1000	11,360	1,095.00
2016	2016-660000358	EHREDT, DANIEL R &	80	140,194	1000	11,361	1,099.00
2015	2015-660000358	EHREDT, DANIEL R &	80	136,785	1000	11,360	1,107.00
2014	2014-660000358	EHREDT, DANIEL R &	80	144,209	1000	11,360	1,048.00
2013	2013-660000358	EHREDT, DANIEL R &	80	135,531	1000	11,360	1,086.00

Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date	04/17/2026
Time	04:04:03
Page	2

Lot Data

Square-Foot - NBHD 1117 #1

Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.4135	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
		0
Method	Square-Foot	
Base Lot Value	18,014.00 x 1.70 = 30,624	
Factor Value		
Adjustments	1.0000	
Lot Value	30,624	

Primary Image

660000358_001.JPG 9/28/2025

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	1,536 / 1,536
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,536
Fixture/Rghln	13 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2002 / 18

GRM Approach

GRM Code		
Gross Rent	0.00	
Indicated Value		

Multiple Regression

MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	184,247	119.95	**Per SqFt**

Direct Comparables

Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	199,820		**Per SqFt**

Cost Approach

Manual : 01/2025

Base Cost		100.24	**Total Misc Impr**	+	5,274
Roofing Adj	+	4.49	**Garage Cost**	+	15,166
Subfloor Adj	+	-1.15	**Total RCN**	=	213,653
Heat/Cool Adj	+	11.47	**Depreciation (22%)**	-	47,004
Plumbing Adj	+	10.74	**Lump Sums**	+	0
Basement Adj	+	0.00	**RCNLD**	=	166,649
Adj Base Cost	=	125.79	**Lot Value**	+	30,624
Total Area	x	1,536	**Indicated Value**	=	197,273
Adjusted Cost	=	193,213	**Value Per SqFt**		128.43

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	166,649		
Lot Value	30,624		
Indicated Value	197,273	128.43	**Per SqFt**
Agland Value			
Site Improvements	1,499		
Total Value	198,772	129.41	**Total Value Per SqFt**

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	1239	98		98	10.86		1,064
PRCH	SLAB PORCH - COVERED	1240	178		178	23.65		4,210

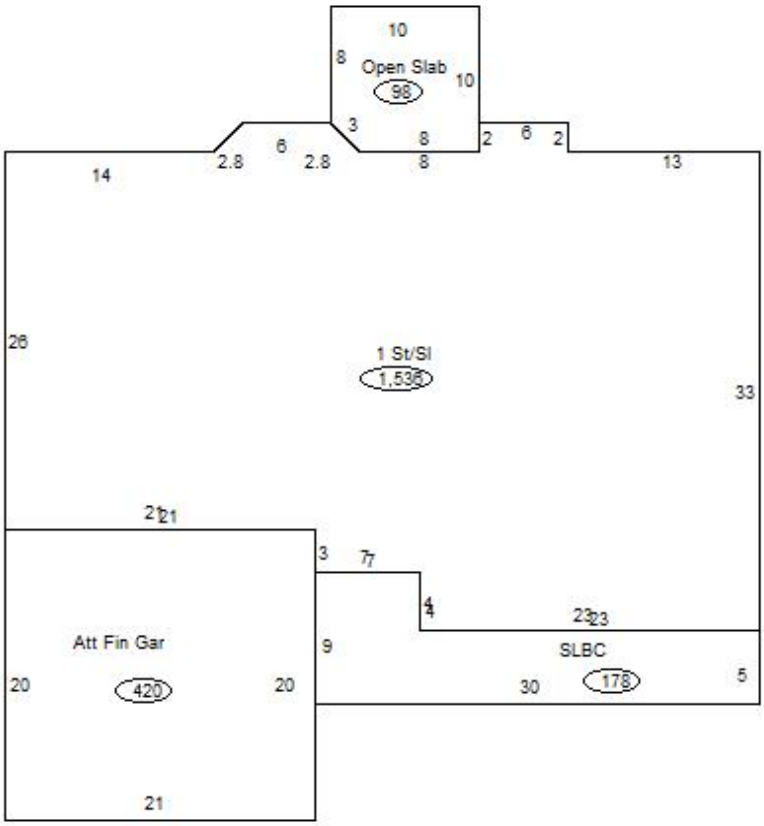
Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date	**04/17/2026**
Time	**04:04:03**
Page	**3**

Sketch Image 660000358



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,536	1.000	1,536
2	G	5	Slab	13	Att Fin Gar	420	1.000	420
3	M	PATO		13	Open Slab	98	1.000	98
4	M	PRCH		13	SLBC	178	1.000	178
					Total Building Area	1,536		1,536

Outbuildings/Site Improvements 660000358

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x16x6	Plank	Composition Shingle	160

Qual 2 **Cond** 3 **Year** 2005 **Eff Age** 16

Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
Base Cost (19.51 x 160)	3,122		3,122	1,623	1,499