



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 04:05:15
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660000361 Parcel ID 000000-00-0-00738-009-0012 Cadastral ID 01-20-15-06180 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 277439 EMBERLING, ALLEN L & TERRY L 25485 S HOLLIDAY DR CLAREMORE OK 74019-0000 Parcel Location Situs 25485 S HOLLIDAY DR Subdivision SHEPHERD VALLEY Lot/Block 0012 / 0009 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 15 / 5 Neighborhood 1117 - R-V04-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>660000361_001.JPG 9/28/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.24331596 -95.66713750																																																																																																																									
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Lot Data	Square-Foot - NBHD 1117 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.4111 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 17,907.00 x 1.70 = 30,442 Factor Value Adjustments 1.0000 Lot Value 30,442		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Wood
Base/Total Area	1,153 / 1,153
Style	100% One Story
HVAC	100% Warmed & Cooled Air 2 Wall Air Conditioner
Roof Cover	1 Composition Shingle
Area on Slab	1,153
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	462 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2000 / 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	160,429	139.14	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	173,660		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	125,883		
Lot Value	30,442		
Indicated Value	156,325	135.58	Per SqFt
Agland Value			
Site Improvements			
Total Value	156,325	135.58	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	101.83	Total Misc Impr	+	2,981			
Roofing Adj	+ 4.60	Garage Cost	+	16,207			
Subfloor Adj	+ -1.18	Total RCN	=	167,844			
Heat/Cool Adj	+ 11.47	Depreciation (25%)	-	41,961			
Plumbing Adj	+ 12.21	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	125,883			
Adj Base Cost	= 128.93	Lot Value	+	30,442			
Total Area	x 1,153	Indicated Value	=	156,325			
Adjusted Cost	= 148,656	Value Per SqFt		135.58			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	1251	10x9		90	10.86		977
PATO	SLAB PORCH - OPEN	1252	5x5		25	10.86		272
PATO	SLAB PORCH - OPEN	1253	169		169	10.25		1,732



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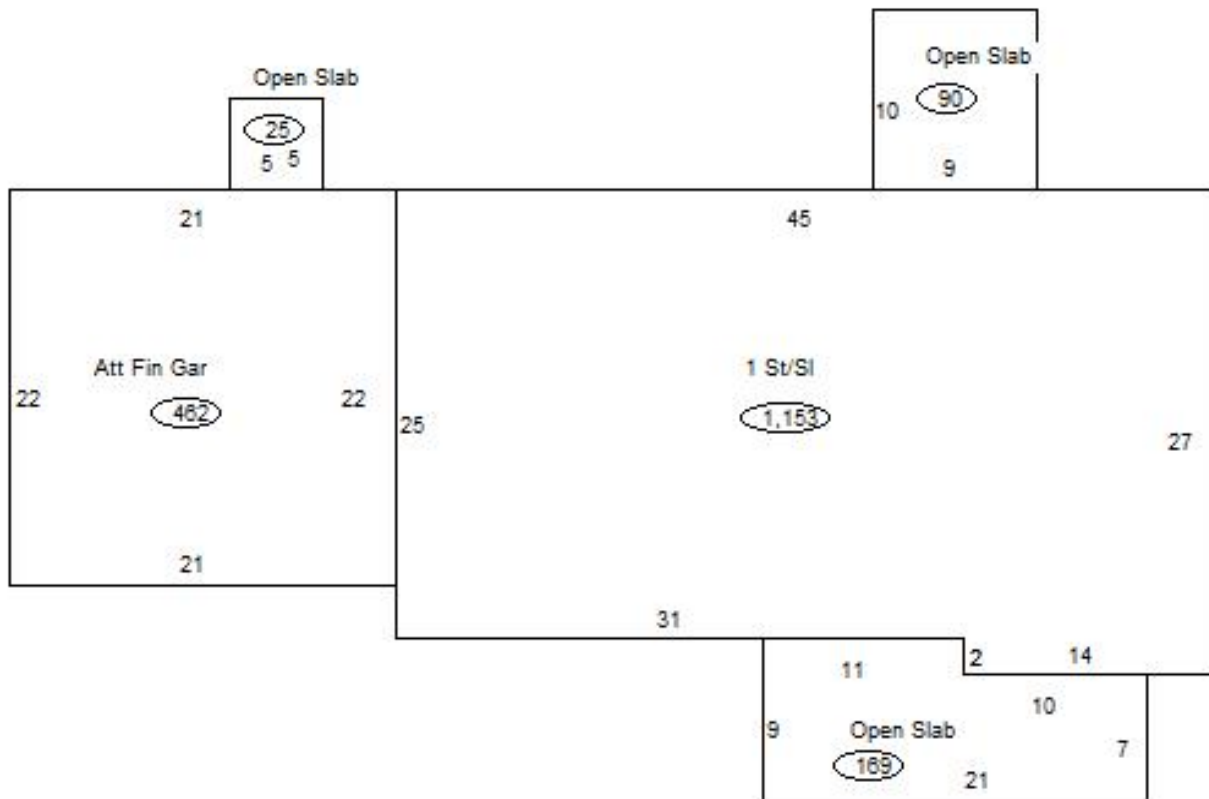
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Sketch Image

660000361



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,153	1.000	1,153
2	G	5		13	Att Fin Gar	462	1.000	462
3	M	PATO		13	Open Slab	90	1.000	90
4	M	PATO		13	Open Slab	25	1.000	25
5	M	PATO		13	Open Slab	169	1.000	169
Total Building Area						1,153		1,153