



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:02:51
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Assessment Data					Primary Image																																																																																																																				
Account 660000362 Parcel ID 000000-00-0-00738-009-0013 Cadastral ID 01-20-15-06190 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 322095 CLEMENT, JACK D 25444 CONCORD DR CLAREMORE OK 74019-0000 Parcel Location Situs 25444 S CONCORD DR Subdivision SHEPHERD VALLEY Lot/Block 0013 / 0009 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 15 / 5 Neighborhood 1117 - R-V04-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>660000362_001.JPG 9/28/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.24299877 -95.66676761																																																																																																																									
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Lot Data		Square-Foot - NBHD 1117 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.4566		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	19,891.00 x 1.70 = 33,815		
Factor Value			
Adjustments	1.0000		
Lot Value	33,815		



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	1,334 / 1,334
Style	100% One Story
HVAC	100% Warmed & Cooled Air 1 Wall Air Conditioner
Roof Cover	1 Composition Shingle
Area on Slab	1,334
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	380 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	164,205	123.09	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	178,190 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	100.38	Total Misc Impr	+ 7,035
Roofing Adj	+ 4.54	Garage Cost	+ 14,109
Subfloor Adj	+ -1.17	Total RCN	= 188,921
Heat/Cool Adj	+ 11.47	Depreciation (25%)	- 47,230
Plumbing Adj	+ 10.55	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 141,691
Adj Base Cost	= 125.77	Lot Value	+ 33,815
Total Area	x 1,334	Indicated Value	= 175,506
Adjusted Cost	= 167,777	Value Per SqFt	131.56

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	141,691		
Lot Value	33,815		
Indicated Value	175,506	131.56	Per SqFt
Agland Value			
Site Improvements			
Total Value	175,506	131.56	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	1256	22x5		110	23.92		2,631
PATC	Patio - Covered	1257	30x10		300	14.68		4,404



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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/Sl	1,334	1.000	1,334
2	G	5		13	Att Fin Gar	380	1.000	380
3	M	PRCH		13	SLBC	110	1.000	110
4	M	PATC		13	Patio	300	1.000	300
Total Building Area						1,334		1,334