



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 18:28:01  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660000366 <b>Parcel ID</b> 000000-00-0-00738-009-0017 <b>Cadastral ID</b> 01-20-15-06230 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 3 <b>Tax Area</b> 80 - VERDIGRIS TOWN/ VERDIGRI <b>Name ID</b> 301916 MCANALLY, KEVIN WAYNE &  STEFANY MARIE WINNER 25346 S VALLEY DR CLAREMORE OK 74019-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 25346 S VALLEY DR <b>Subdivision</b> SHEPHERD VALLEY <b>Lot/Block</b> 0017 / 0009 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 1 / 20 / 15 / 5 <b>Neighborhood</b> 1117 - R-V04-SW VERDIGRIS <b>School District</b> S008 - VERDIGRIS SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.24447777 -95.66775728					<b>Building Permits</b> <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>5152</td> <td>NEW HOME</td> <td>08/1998</td> <td>03/1999</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	5152	NEW HOME	08/1998	03/1999																																																																																																							
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Lot Data	Square-Foot - NBHD 1117 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.3839 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 16,723.00 x 1.70 = 28,429 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 28,429		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	30% Veneer, Masonry 70% Frame, Siding, Wood
<b>Base/Total Area</b>	1,380 / 1,380
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air 2 Wall Air Conditioner
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,380
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	420 Attached Garage - Finished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	1999 / 20

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GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	169,351	122.72	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	8
<b>Indicated Value</b>	174,050 Per SqFt

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	145,682		
<b>Lot Value</b>	28,429		
<b>Indicated Value</b>	174,111	126.17	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	174,111	126.17	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	98.40	<b>Total Misc Impr</b>	+ 8,868				
<b>Roofing Adj</b>	+ 4.42	<b>Garage Cost</b>	+ 15,166				
<b>Subfloor Adj</b>	+ -1.15	<b>Total RCN</b>	= 194,243				
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 25%)</b>	- 48,561				
<b>Plumbing Adj</b>	+ 10.20	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 145,682				
<b>Adj Base Cost</b>	= 123.34	<b>Lot Value</b>	+ 28,429				
<b>Total Area</b>	x 1,380	<b>Indicated Value</b>	= 174,111				
<b>Adjusted Cost</b>	= 170,209	<b>Value Per SqFt</b>	126.17				

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
PATO	SLAB PORCH - OPEN	1270	12x10		120	10.68		1,282
PRCH	SLAB PORCH - COVERED	1271	26x4		104	23.94		2,490



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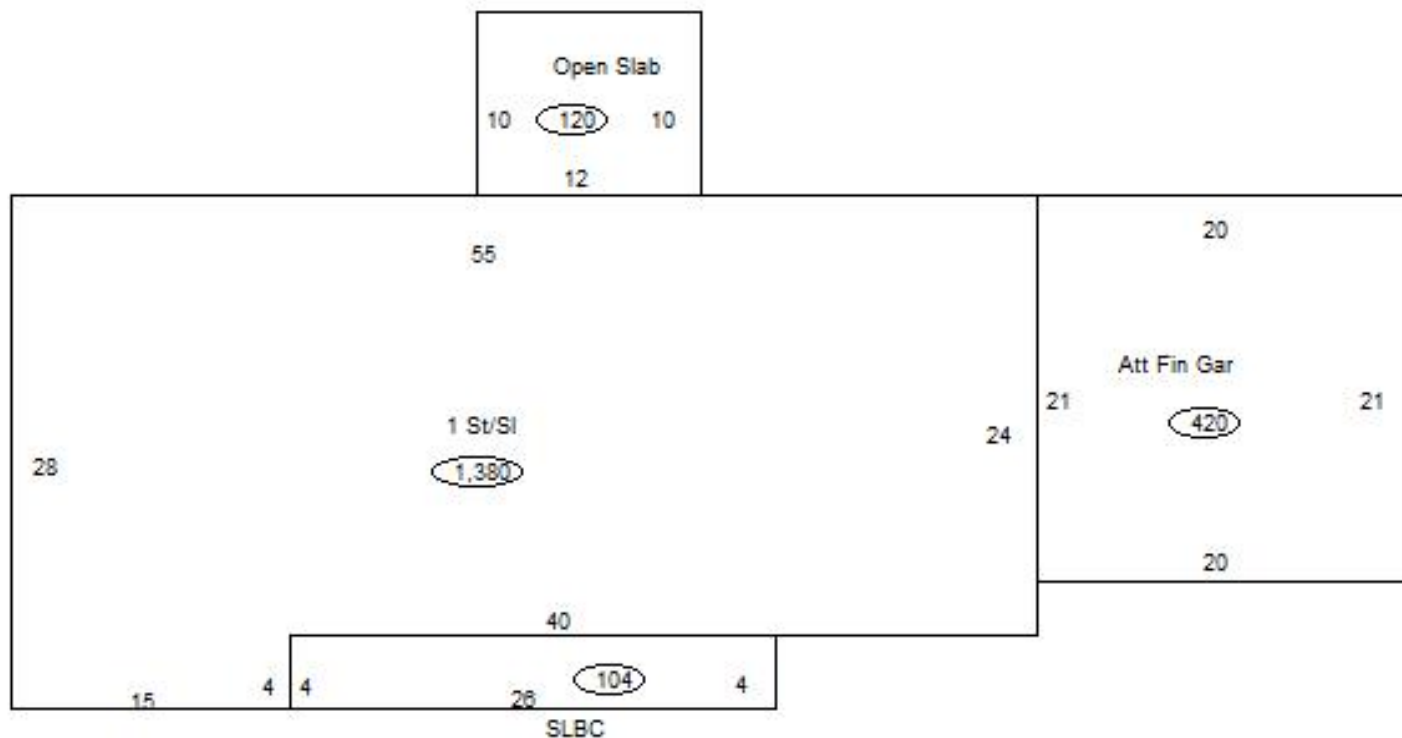
Date 04/17/2026

Time 18:28:01

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Sketch Image

660000366



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,380	1.000	1,380
2	G	5		13	Att Fin Gar	420	1.000	420
3	M	PATO		13	Open Slab	120	1.000	120
4	M	PRCH		13	SLBC	104	1.000	104
<b>Total Building Area</b>						<b>1,380</b>		<b>1,380</b>