




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 05:18:48  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660000367 <b>Parcel ID</b> 000000-00-0-00738-009-0018 <b>Cadastral ID</b> 01-20-15-06240 <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> 330580 KELLY, TRICIA L  25326 S VALLEY DR CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 25326 S VALLEY DR <b>Subdivision</b> SHEPHERD VALLEY <b>Lot/Block</b> 0018 / 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					 <p>660000367_001.JPG 9/28/2025</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.24476964 -95.66796859 LOT 18 BLOCK 9 SHEPHERD VALLEY																																																																																																																									
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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> 0.3653 <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> 15,912.00 x 1.70 = 27,050 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 27,050		

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>	1,510 / 1,510
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,510
<b>Fixture/RghIn</b>	13 /
<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>	1998 / 21

660000367_001.JPG	9/28/2025
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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>Adjusted R</b>	0.8445		
<b>Indicated Value</b>	176,098	116.62	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>	198,800		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	100.55	<b>Total Misc Impr</b>	+ 7,452	<b>Roofing Adj</b>	+ 4.50	<b>Garage Cost</b>	+ 15,166
<b>Subfloor Adj</b>	+ -1.15	<b>Total RCN</b>	= 213,346	<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 27%)</b>	- 57,603
<b>Plumbing Adj</b>	+ 10.94	<b>Lump Sums</b>	+ 0	<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 155,743
<b>Adj Base Cost</b>	= 126.31	<b>Lot Value</b>	+ 27,050	<b>Total Area</b>	x 1,510	<b>Indicated Value</b>	= 182,793
		<b>Value Per SqFt</b>	121.05	<b>Adjusted Cost</b>	= 190,728		

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	155,743		
<b>Lot Value</b>	27,050		
<b>Indicated Value</b>	182,793	121.05	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	182,793	121.05	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	1274	224		224	23.49		5,262
PRCH	SLAB PORCH - COVERED	1275	84		84	24.00		2,016
PATO	Patio - Open	174665	8x2		16	10.86		174

