



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660000368 Parcel ID 000000-00-0-00738-009-0019 Cadastral ID 01-20-15-06250 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 296778 HAMILTON, CECIL BLAIR & ANGELA D 25316 S VALLEY DR CLAREMORE OK 74019-0000 Parcel Location Situs 25316 S VALLEY DR Subdivision SHEPHERD VALLEY Lot/Block 0019 / 0009 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 15 / 5 Neighborhood 1117 - R-V04-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>660000368_001.JPG 9/28/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.24503280 -95.66798733 LOT 19 BLOCK 9 SHEPHERD VALLEY																																																																																																																									
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Lot Data	Square-Foot - NBHD 1117 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.3885 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 16,923.00 x 1.70 = 28,769 Factor Value Adjustments 1.0000 Lot Value 28,769		

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	1,430 / 1,430
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,430
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1995 / 23



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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	171,743	120.10	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	185,340		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	97.63	Total Misc Impr	+ 8,779				
Roofing Adj	+ 4.39	Garage Cost	+ 15,646				
Subfloor Adj	+ -1.17	Total RCN	= 199,128				
Heat/Cool Adj	+ 11.47	Depreciation (30%)	- 59,738				
Plumbing Adj	+ 9.85	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 139,390				
Adj Base Cost	= 122.17	Lot Value	+ 28,769				
Total Area	x 1,430	Indicated Value	= 168,159				
Adjusted Cost	= 174,703	Value Per SqFt	117.59				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	139,390		
Lot Value	28,769		
Indicated Value	168,159	117.59	Per SqFt
Agland Value			
Site Improvements	2,324		
Total Value	170,483	119.22	Total Value Per SqFt

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
PRCH	SLAB PORCH - COVERED	1278	27x3		81	24.01		1,945
PATO	SLAB PORCH - OPEN	1279	12x8		96	10.86		1,043
PATO	SLAB PORCH - OPEN	1280	8x8		64	10.86		695



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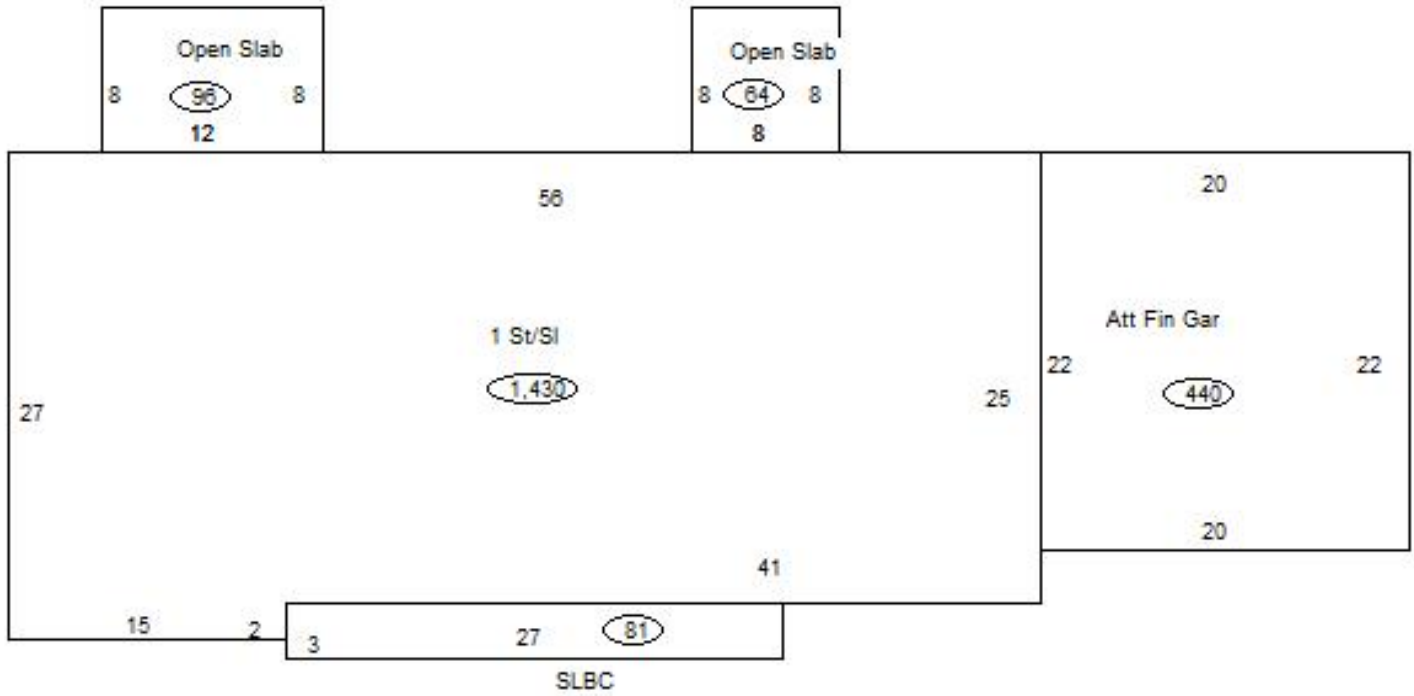
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Sketch Image

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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/SI	1,430	1.000	1,430
2	G	5		13	Att Fin Gar	440	1.000	440
3	M	PRCH		13	SLBC	81	1.000	81
4	M	PATO		13	Open Slab	96	1.000	96
5	M	PATO		13	Open Slab	64	1.000	64
Total Building Area						1,430		1,430



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x18x8	Plank	Composition Shingle	216
	Qual	2	Cond 3	Year	2013	Eff Age 10
Valuation Summary		Modifier Total		RCN	Depr (42% Phys/ % Func)	RCNLD
Base Cost (18.55 x 216)		4,007		4,007	1,683	2,324