




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 02:02:55  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660000369 <b>Parcel ID</b> 000000-00-0-00738-009-0020 <b>Cadastral ID</b> 01-20-15-06260 <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> 275991 PENDLETON, ERNEST  TRUSTEE 25296 S VALLEY DR CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 25296 S VALLEY DR <b>Subdivision</b> SHEPHERD VALLEY <b>Lot/Block</b> 0020 / 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>660000369_001.JPG 9/28/2025</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.24533364 -95.66809874																																																																																																																									
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 Time 02:02:55  
 Page 2

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> 0.348 <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> 15,157.00 x 1.70 = 25,767 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 25,767		 <p>660000369_001.JPG 9/28/2025</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	1,728 / 1,728
<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>	1,728
<b>Fixture/RghIn</b>	13 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	576 Attached Garage - Finished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	1996 / 23

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> 236,299 136.75 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> 242,010 Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	110.86	<b>Total Misc Impr</b>	+ 11,031	<b>Roofing Adj</b>	+ 4.84	<b>Garage Cost</b>	+ 22,280
<b>Subfloor Adj</b>	+ -2.31	<b>Total RCN</b>	= 269,269	<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 34%)</b>	- 91,551
<b>Plumbing Adj</b>	+ 10.52	<b>Lump Sums</b>	+ 0	<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 177,718
<b>Adj Base Cost</b>	= 136.55	<b>Lot Value</b>	+ 25,767	<b>Total Area</b>	x 1,728	<b>Indicated Value</b>	= 203,485
		<b>Value Per SqFt</b>	117.76	<b>Adjusted Cost</b>	= 235,958		

Value Reconciliation
<b>Selected Approach</b> Cost Approach <b>Improvements</b> 177,718 <b>Lot Value</b> 25,767 <b>Indicated Value</b> 203,485 117.76 Per SqFt <b>Agland Value</b> <b>Site Improvements</b> 14,077 <b>Total Value</b> 217,562 125.90 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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	1283	5x5		25	26.85		671
PRCH	SLAB PORCH - COVERED	1284	180		180	26.36		4,745



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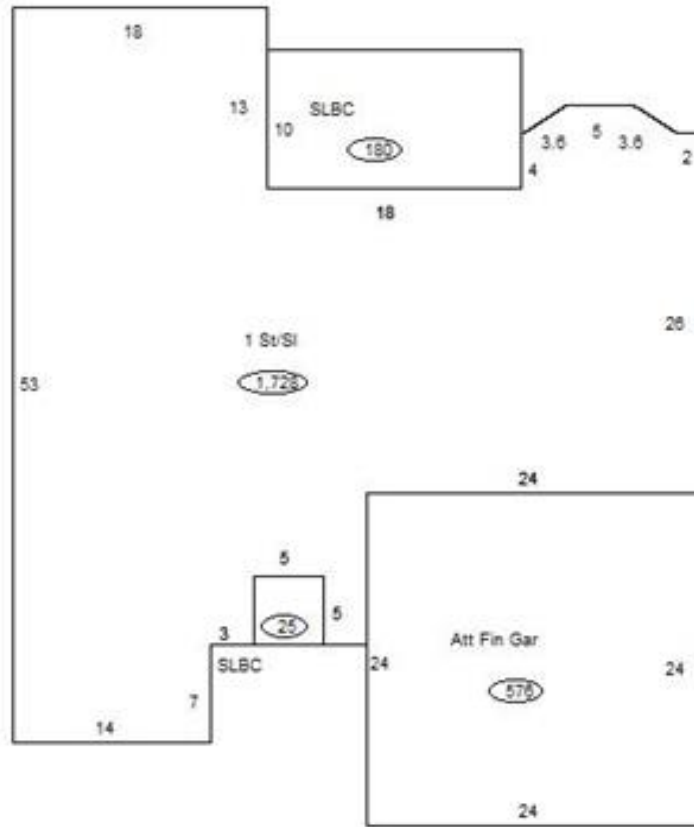
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Time 02:02:55

Page 3

### Sketch Image

660000369



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,728	1.000	1,728
2	G	5		13	Att Fin Gar	576	1.000	576
3	M	PRCH		13	SLBC	25	1.000	25
4	M	PRCH		13	SLBC	180	1.000	180
<b>Total Building Area</b>						<b>1,728</b>		<b>1,728</b>



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 Page 4

660000369

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	24x30x8	Concrete	Composition Shingle	720
	Qual 3	Cond 3	Year 2002	Eff Age 18		
	Warm & Cooled Air		Total Area 720			5,083
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (43% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (27.24 x 720)		19,613	5,083	24,696	10,619	14,077