




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 01:56:51  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660000375 <b>Parcel ID</b> 000000-00-0-00738-010-0005 <b>Cadastral ID</b> 01-20-15-06320 <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> 314576 VONSCHRILTZ, EVELYN M & LORA M MOSS  25245 S HOLLIDAY DR CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 25245 S HOLLIDAY DR <b>Subdivision</b> SHEPHERD VALLEY <b>Lot/Block</b> 0005 / 0010 <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>660000375_001.JPG 9/28/2025</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.24650260 -95.66914605 LOT 5 BLOCK 10 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	0.399	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	17,379.00 x 1.70 = 29,544	
Factor Value		
Adjustments	1.0000	
Lot Value	29,544	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,612 / 1,612
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,612
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	576 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1992 / 26



660000375\_001.JPG 9/28/2025

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	212,920	132.08	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	236,120 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	105.36	Total Misc Impr	+	16,227			
Roofing Adj	+ 4.46	Garage Cost	+	19,192			
Subfloor Adj	+ -1.15	Total RCN	=	243,157			
Heat/Cool Adj	+ 11.47	Depreciation ( 42%)	-	102,126			
Plumbing Adj	+ 8.73	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	141,031			
Adj Base Cost	= 128.87	Lot Value	+	29,544			
Total Area	x 1,612	Indicated Value	=	170,575			
Adjusted Cost	= 207,738	Value Per SqFt		105.82			

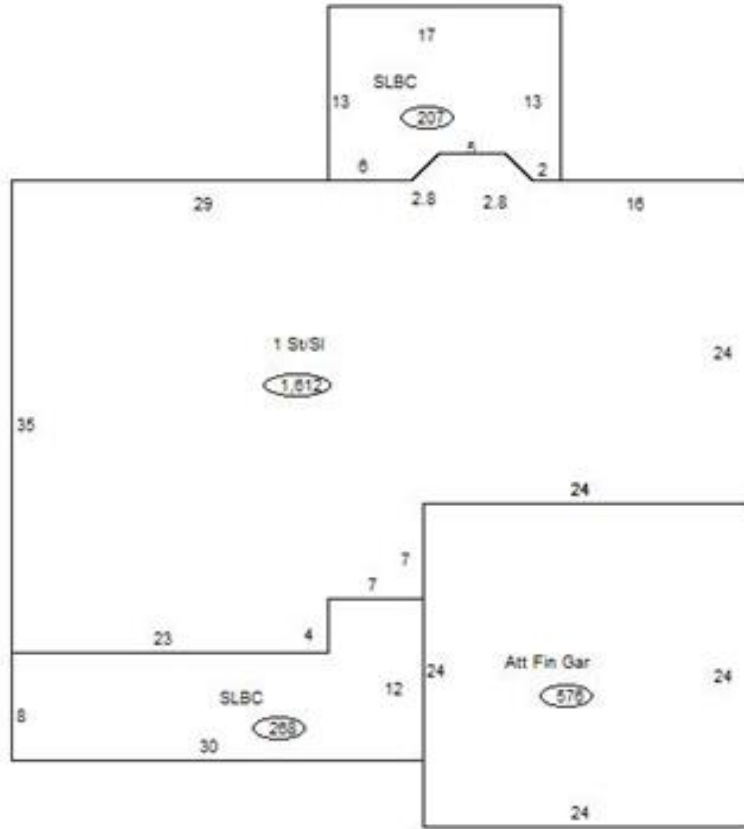
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	141,031		
Lot Value	29,544		
Indicated Value	170,575	105.82	Per SqFt
Agland Value			
Site Improvements	23,571		
Total Value	194,146	120.44	Total Value Per SqFt

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	1300	268		268	23.35		6,258
PRCH	SLAB PORCH - COVERED	1301	207		207	23.54		4,873



Sketch Image

660000375



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,612	1.000	1,612
2	G	5		13	Att Fin Gar	576	1.000	576
3	M	PRCH		13	SLBC	268	1.000	268
4	M	PRCH		13	SLBC	207	1.000	207
<b>Total Building Area</b>						1,612		1,612



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground GUNITE	16x28x0	Concrete		448
	Qual 3	Cond 2	Year 2005	Eff Age 21		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (66% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (52.61 x 448)	23,569		23,569	15,556
	GRDT	GARAGE - DETACHED	24x30x8	Concrete	Composition Shingle	720
	Qual 3	Cond 3	Year 2005	Eff Age 16		
		Warm & Cooled Air	Total Area 720			5,083
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (37% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (27.24 x 720)	19,613		24,696	9,138