



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image									
Account	660000379													
Parcel ID	000000-00-0-00738-011-0001													
Cadastral ID	01-20-15-06355													
Property Type	REAL - Real Property													
Property Class	RUWA	VI Area	3											
Tax Area	80 - VERDIGRIS TOWN/ VERDIGRI													
Name ID	219384													
RURAL SEWER DISTRICT #1														
PO BOX 1294 CLAREMORE OK 74018-1294														
<b>Parcel Location</b>														
Situs	25299 S SHEPHERD DR													
Subdivision	SHEPHERD VALLEY													
Lot/Block	0001 / 0011	Parcel Size	1 - Lots											
Sec/Twn/Rng	1 / 20 / 15 / 5													
Neighborhood	1117 - R-V04-SW VERDIGRIS													
School District	S008 - VERDIGRIS SCHOOLS													
<b>Legal Description</b> Lat/Long: 36.24380958 -95.66494059														
<b>Building Permits</b>														
LAGOON AREA SHEPHERD VALLEY														
<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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
<b>Exemptions</b>														
<b>Sale History</b>														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					869/244		12/12/1991	0	No					
					869/243		12/04/1991	0	No					
<b>Parcel Valuation</b>														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax						
Remove Cap	0	Land Value	159,813	0	11%	Assessed	0	0.00						
Year Frozen	0	Improvements	25,239	0		Penalty	0							
Uncapped Value	0	Mobile Home	0	0		Exemption	0	0.00						
TIF Project ID	0	Total Value	185,052	0		Total Taxable	0	0.00						
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660000379	RURAL SEWER DISTRICT #1	80	159,813	0		.00							
2024	2024-660000379	RURAL SEWER DISTRICT #1	80	373,535	0		.00							
2023	2023-660000379	RURAL SEWER DISTRICT #1	80	20,000	0		.00							
2022	2022-660000379	RURAL SEWER DISTRICT #1	80	20,000	0		.00							
2021	2021-660000379	RURAL SEWER DISTRICT #1	80	20,000	0		.00							
2020	2020-660000379	RURAL SEWER DISTRICT #1	80	15,000	0		.00							
2019	2019-660000379	RURAL SEWER DISTRICT #1	80	15,000	0		.00							
2018	2018-660000379	RURAL SEWER DISTRICT #1	80	15,000	0		.00							
2017	2017-660000379	RURAL SEWER DISTRICT #1	80	15,000	0		.00							
2016	2016-660000379	RURAL SEWER DISTRICT #1	80	15,000	0		.00							
2015	2015-660000379	RURAL SEWER DISTRICT #1	80	15,000	0		.00							
2014	2014-660000379	RURAL SEWER DISTRICT #1	80	20,000	0		.00							
2013	2013-660000379	RURAL SEWER DISTRICT #1	80	20,000	0		.00							



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Lot Data		Square-Foot - NBHD 1117 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	16.688							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	726,928.00 x .22 = 159,813							
Factor Value								
Adjustments	1.0000							
Lot Value	159,813							
<b>Residential Data</b>				660000379_001.JPG 9/28/2025				
Type				<b>GRM Approach</b>				
Condition	-			GRM Code				
Quality	-			Gross Rent 0.00				
Architecture				Indicated Value				
Style				<b>Multiple Regression</b>				
Exterior Wall				MRA Code				
Base/Total Area /				Adusted R				
Style				Indicated Value				
HVAC				<b>Direct Comparables</b>				
Roof Cover				Selection Model A Adam Test				
Area on Slab				Adjustment Model 1 2022 Residential				
Fixture/RghIn /				Comparables				
Bed/F/H Bath / /				Indicated Value				
Basement Area				<b>Value Reconciliation</b>				
Garage Type				Selected Approach Cost Approach				
Remodel				Improvements				
Year/Eff Age /				Lot Value 159,813				
<b>Cost Approach</b>		<b>Manual : 01/2025</b>		Indicated Value 159,813 0.00 Per SqFt				
Base Cost	0.00	Total Misc Impr	+ 0	Agland Value				
Roofing Adj	+ 0.00	Garage Cost	+ 0	Site Improvements 25,239				
Subfloor Adj	+ 0.00	Total RCN	= 0	Total Value 185,052 0.00 Total Value Per SqFt				
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 159,813					
Total Area	x	Indicated Value	= 159,813					
Adjusted Cost	= 0	Value Per SqFt	0.00					
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	16x46x10	Concrete	Formed Metal	736
	Qual	3	Cond 3	Year 2020	Eff Age 5	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (9% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (31.86 x 736)		23,449	23,449	2,110	21,339
	SHIP	Shipping/Storage Container	20x8x8			160
	Qual	3	Cond 3	Year 0	Eff Age 0	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ 0% Func)</b>	<b>RCNLD</b>
	Base Cost (6.25 x 160)		1,000	1,000		1,000
	SHIP	Shipping/Storage Container	20x8x8			160
	Qual	3	Cond 3	Year 0	Eff Age 0	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ 0% Func)</b>	<b>RCNLD</b>
	Base Cost (6.25 x 160)		1,000	1,000		1,000
	SHIP	Shipping/Storage Container	20x8x8			160
	Qual	3	Cond 3	Year 0	Eff Age 0	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ 0% Func)</b>	<b>RCNLD</b>
	Base Cost (6.25 x 160)		1,000	1,000		1,000
	SHIP	Shipping/Storage Container	20x8x8			144
	Qual	3	Cond 3	Year 0	Eff Age 0	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ 0% Func)</b>	<b>RCNLD</b>
	Base Cost (6.25 x 144)		900	900		900