



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:14:46
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660001202 Parcel ID 000000-00-0-00603-002-0005 Cadastral ID 02-20-15-05690 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 171684 BRAZIEL, DARLENE REVOCABLE TRUST 25755 S MELODY DR CLAREMORE OK 74019-0000 Parcel Location Situs 25755 MELODY DR Subdivision PONDCREEK AMD Lot/Block 0005 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 2 / 20 / 15 / 5 Neighborhood 1116 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.23807719 -95.68011109																																																																																																																									
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Lot Data		Square-Foot - NBHD 1116 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.6372		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	71,317.00 x 1.05 = 74,863		
Factor Value			
Adjustments	1.0000		
Lot Value	74,863		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,406 / 1,406
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,406
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	484 Attached Garage - Finished
Remodel	
Year/Eff Age	1978 / 36

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	171,609	122.05	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	5,700		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	122.04	Total Misc Impr	+	14,645			
Roofing Adj	+ 5.07	Garage Cost	+	19,457			
Subfloor Adj	+ -2.42	Total RCN	=	242,710			
Heat/Cool Adj	+ 12.64	Depreciation (43%)	-	104,365			
Plumbing Adj	+ 11.04	Lump Sums	+	10,957			
Basement Adj	+ 0.00	RCNLD	=	149,302			
Adj Base Cost	= 148.37	Lot Value	+	74,863			
Total Area	x 1,406	Indicated Value	=	224,165			
Adjusted Cost	= 208,608	Value Per SqFt		159.43			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	149,302		
Lot Value	74,863		
Indicated Value	224,165	159.43	Per SqFt
Agland Value			
Site Improvements			
Total Value	224,165	159.43	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	3170		85	85	26.66		2,266
PRCH	SLAB PORCH - COVERED	3171	18x4		72	26.70		1,922
PATO	SLAB PORCH - OPEN	3172	563		563	8.60		4,842
GRDT	Garage - Detached	179435	24x14		336	32.61		10,957

