



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 04:03:14  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660001952 <b>Parcel ID</b> 000000-00-0-00066-001-0002 <b>Cadastral ID</b> 03-20-15-03810 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 3 <b>Tax Area</b> 4 - VERDIGRIS/VERD FIRE <b>Name ID</b> 324959 FENNER, JOSHUA & DANIELLE  25956 BRANDON TERRACE CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 25956 S BRANDON TERRACE DR <b>Subdivision</b> BRANDON TERRACE <b>Lot/Block</b> 0002 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 3 / 20 / 15 / 5 <b>Neighborhood</b> 1046 - R-V03-SW VERDIGRIS <b>School District</b> S008 - VERDIGRIS SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.23564365 -95.69693788																																																																																																																									
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Lot Data	Square-Foot - NBHD 1046 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 14000 <b>Non-Ag Acres</b> 0.99 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 43,125.00 x .75 = 32,344 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 32,344		

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>	94% 1 1/2 Story Finished 6% One Story
<b>Exterior Wall</b>	40% Veneer, Masonry 60% Frame, Siding, Wood
<b>Base/Total Area</b>	1,275 / 2,415
<b>Style</b>	94% 1 1/2 Story Finished - 6% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,138
<b>Fixture/RghIn</b>	19 /
<b>Bed/F/H Bath</b>	4 / 3.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	528 Attached Garage - Finished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1993 / 25

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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>	267,336	110.70	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	2		
<b>Indicated Value</b>	278,760		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	90.22	<b>Total Misc Impr</b>	+	12,558			
<b>Roofing Adj</b>	+ 2.72	<b>Garage Cost</b>	+	20,840			
<b>Subfloor Adj</b>	+ -1.14	<b>Total RCN</b>	=	311,823			
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 31%)</b>	-	96,665			
<b>Plumbing Adj</b>	+ 10.85	<b>Lump Sums</b>	+	2,508			
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	217,666			
<b>Adj Base Cost</b>	= 115.29	<b>Lot Value</b>	+	32,344			
<b>Total Area</b>	x 2,415	<b>Indicated Value</b>	=	250,010			
<b>Adjusted Cost</b>	= 278,425	<b>Value Per SqFt</b>		103.52			

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	217,666		
<b>Lot Value</b>	32,344		
<b>Indicated Value</b>	250,010	103.52	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	2,273		
<b>Total Value</b>	252,283	104.47	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1	2000	1	0.00	
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1		1	5,615.40	5,615
WODO	Wood Deck - Open	5143	18x8		144	24.88	30%	2,508
PRCH	Porch	5147	266		266	26.10		6,943



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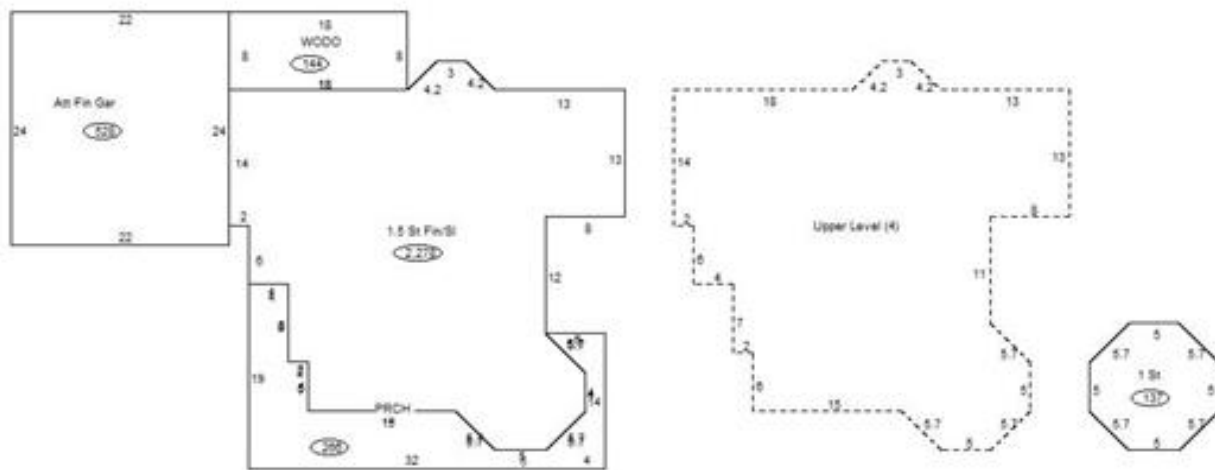
Date 04/17/2026

Time 04:03:15

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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	G	5		13	Att Fin Gar	528	1.000	528
2	M	WODO		13	WODO	144	1.000	144
3	R	5	Slab	13	1.5 St Fin/Sl	1,138	2.002	2,278
4	R	1		13	1 St	137	1.000	137
5	U	^UL		13	Upper Level (4)	1,140	1.000	1,140
6	M	PRCH		13	PRCH	266	1.000	266
<b>Total Building Area</b>						<b>1,275</b>		<b>2,415</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x12x6	Plank	Composition Shingle	120
	<b>Qual</b> 2	<b>Cond</b> 2	<b>Year</b> 2013	<b>Eff Age</b> 13		

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (47% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (20.98 x 120)	2,518		2,518	1,183	1,335

	SHDS	Shed - Small	10x12x4	Dirt	Galvanized Metal	120
	<b>Qual</b> 2	<b>Cond</b> 2	<b>Year</b> 2013	<b>Eff Age</b> 13		

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (47% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (14.75 x 120)	1,770		1,770	832	938