



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 15:39:46
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Assessment Data					Primary Image																																																																																																																				
Account 660001956 Parcel ID 000000-00-0-00066-001-0006 Cadastral ID 03-20-15-03850 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 253125 LIGHTFOOT, RICKEY C & PAMELA G REVOCABLE TRUST 25788 S BRANDON TERR DR CLAREMORE OK 74019-0000 Parcel Location Situs 25788 S BRANDON TERRACE DR Subdivision BRANDON TERRACE Lot/Block 0006 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 3 / 20 / 15 / 5 Neighborhood 1046 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-10-15\IMG_00: 10/20/2021</p>																																																																																																																				
Legal Description Lot/Long: 36.23756471 -95.69706120																																																																																																																									
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Lot Data	Square-Foot - NBHD 1046 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.9937	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	43,287.00 x .75 = 32,465	
Factor Value		
Adjustments	1.0000	
Lot Value	32,465	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Wood
Base/Total Area	1,492 / 2,492
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,492
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 3.5 /
Basement Area	
Garage Type	400 Attached Garage - Finished
Remodel	
Year/Eff Age	1992 / 26

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-10-15\IMG_00; 10/20/2021

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	299,427	120.16	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	244,370		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	202,022		
Lot Value	32,465		
Indicated Value	234,487	94.10	Per SqFt
Agland Value			
Site Improvements	41,247		
Total Value	275,734	110.65	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	88.54	Total Misc Impr	+	8,464			
Roofing Adj	+ 2.98	Garage Cost	+	17,024			
Subfloor Adj	+ -1.39	Total RCN	=	297,091			
Heat/Cool Adj	+ 12.64	Depreciation (32%)	-	95,069			
Plumbing Adj	+ 6.22	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	202,022			
Adj Base Cost	= 108.99	Lot Value	+	32,465			
Total Area	x 2,492	Indicated Value	=	234,487			
Adjusted Cost	= 271,603	Value Per SqFt		94.10			

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	5158	5x4		20	26.87		537
PATO	SLAB PORCH - OPEN	5159	23x10		230	10.05		2,312



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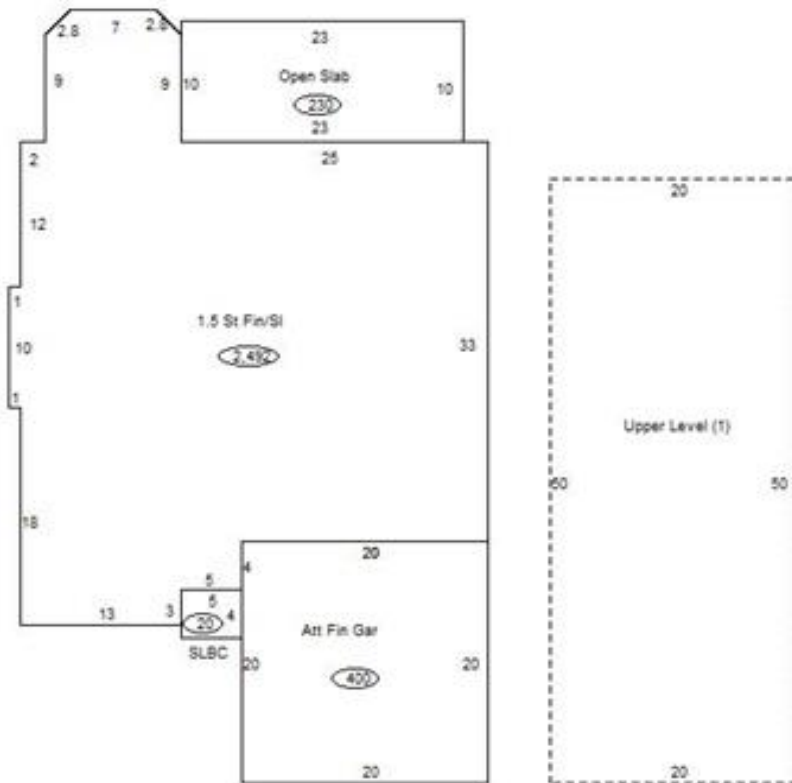
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,492	1.670	2,492
2	G	5		13	Att Fin Gar	400	1.000	400
3	M	PRCH		13	SLBC	20	1.000	20
4	M	PATO		13	Open Slab	230	1.000	230
5	U	^UL		13	Upper Level (1)	1,000	1.000	1,000
Total Building Area						1,492		2,492



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SPLG	Swimming Pool - In Ground	0x0x0			595	
	Qual	6	Cond 6	Year 2023	Eff Age 1		
				0			
		Valuation Summary	Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD	
		Base Cost (67.47 x 595)	40,145		40,145	2,007	38,138
	SHDS	Shed - Small	12x16x8	Plank	Composition Shingle	192	
	Qual	3	Cond 3	Year 2017	Eff Age 7		
		Valuation Summary	Modifier Total	RCN	Depr (32% Phys/ % Func)	RCNLD	
		Base Cost (23.81 x 192)	4,572		4,572	1,463	3,109