



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:59:57
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660001957 Parcel ID 000000-00-0-00066-001-0007 Cadastral ID 03-20-15-03860 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 320432 MCCORD, SHERRY KAYE 2405 S 4140 RD CLAREMORE OK 74019-0000 Parcel Location Situs 25756 S BRANDON TERRACE DR Subdivision BRANDON TERRACE Lot/Block 0007 / 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: 36.23812628 -95.69708188 LOT 7 BLOCK 1 BRANDON TERRACE																																																																																																																									
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Date 04/17/2026
 Time 02:59:57
 Page 2

Lot Data	Square-Foot - NBHD 1046 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.9545	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	41,576.00 x .75 = 31,182	
Factor Value		
Adjustments	1.0000	
Lot Value	31,182	

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	75% Veneer, Masonry 25% Frame, Siding, Vinyl
Base/Total Area	2,148 / 2,436
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,148
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	704 Attached Garage - Finished
Remodel	
Year/Eff Age	1990 / 27

\\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	294,542	120.91	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	313,530		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	94.66	Total Misc Impr	+	28,303			
Roofing Adj	+ 4.07	Garage Cost	+	26,379			
Subfloor Adj	+ -1.93	Total RCN	=	340,815			
Heat/Cool Adj	+ 12.64	Depreciation (34%)	-	115,877			
Plumbing Adj	+ 8.02	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	224,938			
Adj Base Cost	= 117.46	Lot Value	+	31,182			
Total Area	x 2,436	Indicated Value	=	256,120			
Adjusted Cost	= 286,133	Value Per SqFt		105.14			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	224,938		
Lot Value	31,182		
Indicated Value	256,120	105.14	Per SqFt
Agland Value			
Site Improvements	15,494		
Total Value	271,614	111.50	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
EPSW	ENCLOSED PORCH - SOLID WALL	5163	18x16		288	68.44		19,711
PRCH	SLAB PORCH - COVERED	5164	28x4		112	26.58		2,977



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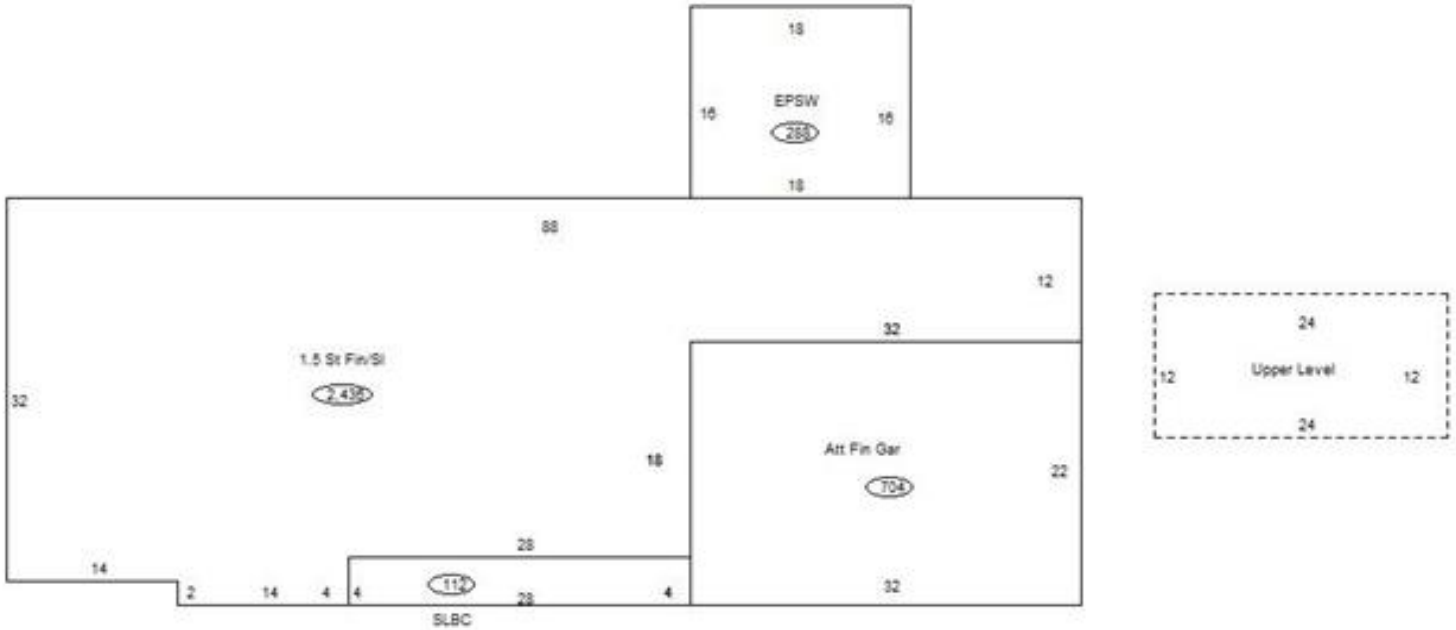
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 Page 3

Sketch Image

660001957



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	2,148	1.134	2,436
2	G	5		13	Att Fin Gar	704	1.000	704
3	M	EPSW		13	EPSW	288	1.000	288
4	M	PRCH		13	SLBC	112	1.000	112
5	U	^UL	Overhang	13	Upper Level	288	1.000	288
Total Building Area						2,148		2,436



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Page 4

660001957

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
UTIL	Utility Building		20x20x10	Concrete	Formed Metal	400
Qual	2	Cond 3	Year 2007	Eff Age 14		

Valuation Summary		Modifier Total	RCN	Depr (31% Phys/ % Func)	RCNLD
Base Cost (30.60 x 400)	12,240		12,240	3,794	8,446

SPLG	Swimming Pool - In Ground		0x0x0			715
Qual	3	Cond 3	Year	Eff Age		

Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (49.29 x 715)	35,242		35,242	28,194	7,048