




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 660001960 Parcel ID 000000-00-0-00066-001-0010 Cadastral ID 03-20-15-03890 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 342057 MITCHELL, MICHAEL FARRON & PAMELA KAY 25806 S BRANDON TERRACE CLAREMORE OK 74019-0000 Parcel Location Situs 25672 S BRANDON TERRACE DR Subdivision BRANDON TERRACE Lot/Block 0010 / 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: 36.23921652 -95.69674815																																																																																																																									
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Lot Data	Square-Foot - NBHD 1046 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.9281 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 40,429.00 x .75 = 30,322 Factor Value Adjustments 1.1873 Lot Value 36,001		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Vinyl
Base/Total Area	1,459 / 1,747
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,459
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	672 Attached Garage - Finished
Remodel	
Year/Eff Age	1986 / 30

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	205,994	117.91	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	214,020		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	89.20	Total Misc Impr	+ 25,570				
Roofing Adj	+ 3.79	Garage Cost	+ 21,833				
Subfloor Adj	+ -0.98	Total RCN	= 245,915				
Heat/Cool Adj	+ 11.47	Depreciation (40%)	- 98,366				
Plumbing Adj	+ 10.15	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 147,549				
Adj Base Cost	= 113.63	Lot Value	+ 36,001				
Total Area	x 1,747	Indicated Value	= 183,550				
Adjusted Cost	= 198,512	Value Per SqFt	105.07				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	147,549		
Lot Value	36,001		
Indicated Value	183,550	105.07	Per SqFt
Agland Value			
Site Improvements	6,141		
Total Value	189,691	108.58	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	5,095.98	5,096
PRCH	SLAB PORCH - COVERED	5176		89	89	23.99	2,135
EPSW	ENCLOSED PORCH - SOLID WALL	5177	20x15		300	61.13	18,339



Rogers

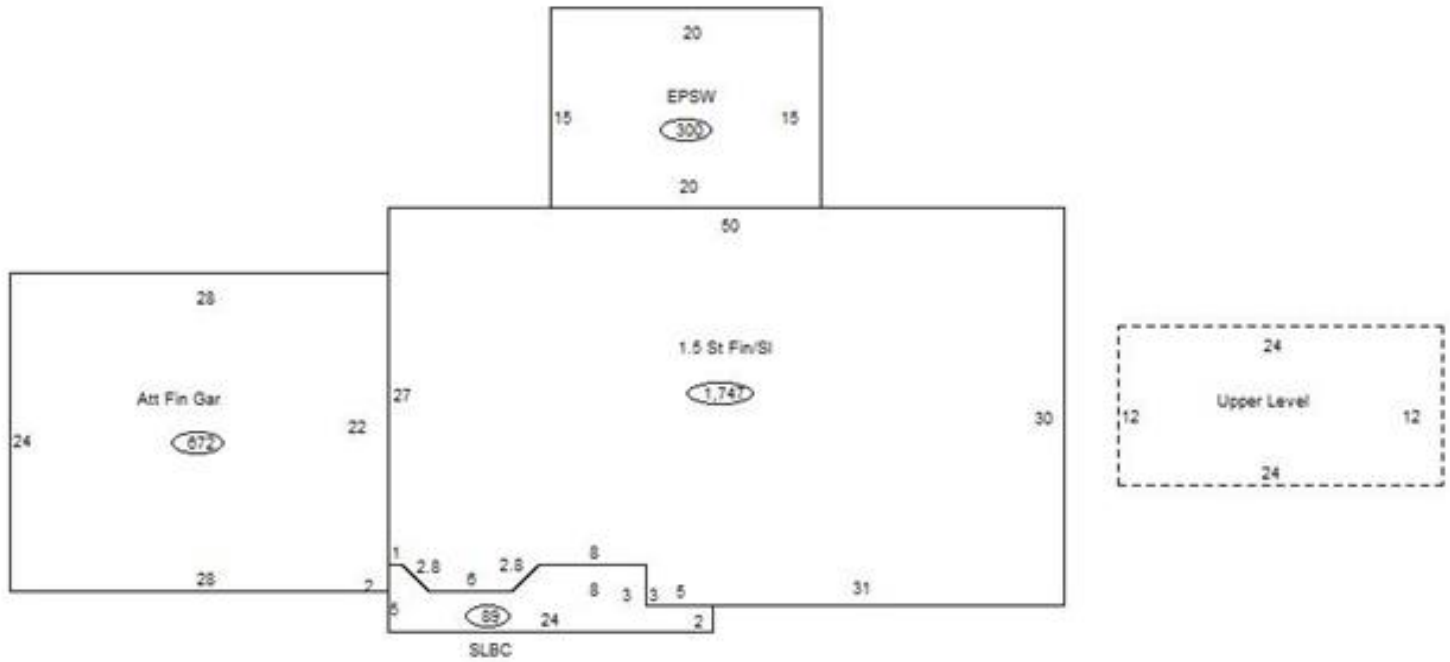
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Sketch Image

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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	1,459	1.197	1,747
2	G	5		13	Att Fin Gar	672	1.000	672
3	M	PRCH		13	SLBC	89	1.000	89
4	M	EPSW		13	EPSW	300	1.000	300
5	U	^UL	Overhang	13	Upper Level	288	1.000	288
Total Building Area						1,459		1,747



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x18x8	Plank	Formed Metal	180
	Qual 3	Cond 3	Year 2023	Eff Age 2		

Valuation Summary	Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD	
Base Cost (24.08 x 180)	4,334		4,334	433	3,901

	SHDS	Shed - Small	12x16x8	Plank	Composition Shingle	192
	Qual 3	Cond 3	Year 2006	Eff Age 15		

Valuation Summary	Modifier Total	RCN	Depr (51% Phys/ % Func)	RCNLD	
Base Cost (23.81 x 192)	4,572		4,572	2,332	2,240