




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660001963 <b>Parcel ID</b> 000000-00-0-00066-001-0013 <b>Cadastral ID</b> 03-20-15-03920 <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> 321777 ROBERTS, BRANDON ALAN & BRYAN RANDALL ROBERTS  25574 S BRANDON TERRACE CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 25574 S BRANDON TERRACE DR <b>Subdivision</b> BRANDON TERRACE <b>Lot/Block</b> 0013 / 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					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-10-15\IMG_001 10/20/2021</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.24040883 -95.69698035																																																																																																																									
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Lot Data	Square-Foot - NBHD 1046 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0199	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	44,425.00 x .74 = 32,973	
Factor Value		
Adjustments	1.0000	
Lot Value	32,973	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	60% Veneer, Masonry 40% Frame, Siding, Vinyl
Base/Total Area	1,570 / 1,570
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,570
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	594 Attached Garage - Finished
Remodel	
Year/Eff Age	1986 / 30

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-10-15\IMG\_001 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	163,465	104.12	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	183,680		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	124,611		
Lot Value	32,973		
Indicated Value	157,584	100.37	Per SqFt
Agland Value			
Site Improvements	704		
Total Value	158,288	100.82	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	94.59	Total Misc Impr	+	14,522			
Roofing Adj	+ 4.02	Garage Cost	+	16,697			
Subfloor Adj	+ 0.00	Total RCN	=	214,846			
Heat/Cool Adj	+ 10.30	Depreciation ( 42%)	-	90,235			
Plumbing Adj	+ 8.05	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	124,611			
Adj Base Cost	= 116.96	Lot Value	+	32,973			
Total Area	x 1,570	Indicated Value	=	157,584			
Adjusted Cost	= 183,627	Value Per SqFt		100.37			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	5189	26x4		104	20.97		2,181
PRCH	SLAB PORCH - COVERED	5190	24x16		384	20.22		7,764



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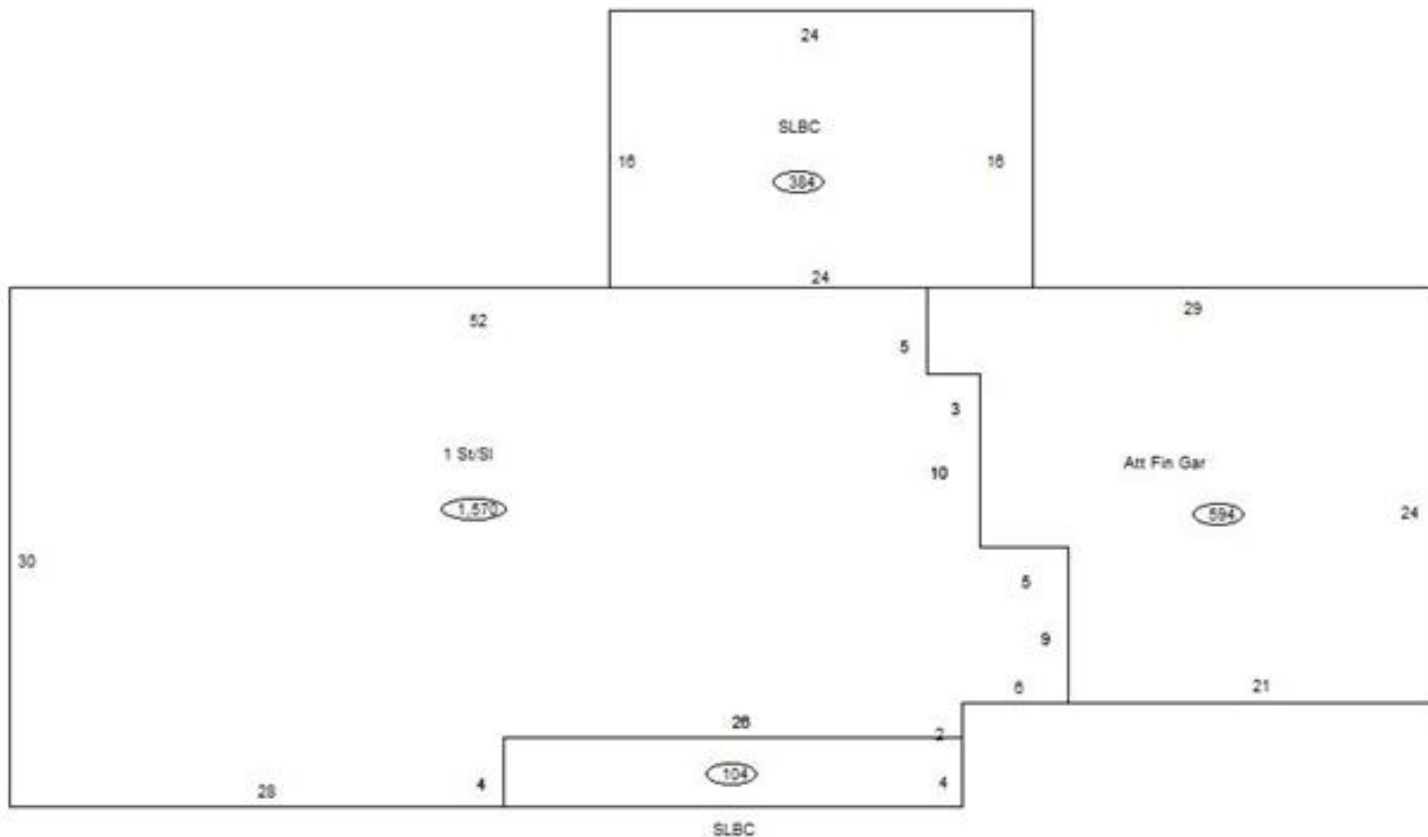
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,570	1.000	1,570
2	G	5		10	Att Fin Gar	594	1.000	594
3	M	PRCH		10	SLBC	104	1.000	104
4	M	PRCH		10	SLBC	384	1.000	384
<b>Total Building Area</b>						<b>1,570</b>		<b>1,570</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x14x8	Plank	Composition Shingle	140
	Qual 3	Cond 1	Year 1986	Eff Age 56		

Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
Base Cost (25.15 x 140)	3,521		3,521	2,817	704