



# 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> 660001976 <b>Parcel ID</b> 000000-00-0-00066-002-0012 <b>Cadastral ID</b> 03-20-15-04050 <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> 170054 MOORE, NEPPIE A &  MARVIN E WALLIS 25653 S BRANDON TERR DR CLAREMORE OK 74019-0000																			
<b>Parcel Location</b> <b>Situs</b> 25653 S BRANDON TERRACE DR <b>Subdivision</b> BRANDON TERRACE <b>Lot/Block</b> 0012 / 0002 <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> Lot/Long: 36.23980120 -95.69559540					<b>Building Permits</b>														
LOT 12 BLOCK 2 BRANDON TERRACE					<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	Yes	1,000	1,000															
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	104.132	<b>Current Tax</b>										
Remove Cap	0		Land Value 40,849	28,036	11%	3,084	Assessed	14,028	1,460.76										
Year Frozen	2014		Improvements 144,960	99,489		10,944	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-87.00										
TIF Project ID	0		Total Value 185,809	127,525		14,028	Total Taxable	13,028	1,374.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660001976	MOORE, NEPPIE A &			4	176,938	1000	13,028	1,374.00										
2024	2024-660001976	MOORE, NEPPIE A &			4	184,472	1000	13,027	1,259.00										
2023	2023-660001976	MOORE, NEPPIE A &			4	164,138	1000	13,028	1,241.00										
2022	2022-660001976	MOORE, NEPPIE A &			4	166,263	1000	13,028	1,263.00										
2021	2021-660001976	MOORE, NEPPIE A &			4	163,447	1000	13,027	1,230.00										
2020	2020-660001976	MOORE, NEPPIE A &			4	164,203	1000	13,028	1,233.00										
2019	2019-660001976	MOORE, NEPPIE A &			4	156,247	1000	13,027	1,252.00										
2018	2018-660001976	MOORE, NEPPIE A &			4	160,648	1000	13,027	1,252.00										
2017	2017-660001976	MOORE, NEPPIE A &			4	159,341	1000	13,028	1,256.00										
2016	2016-660001976	MOORE, NEPPIE A &			4	155,324	1000	13,028	1,259.00										
2015	2015-660001976	MOORE, NEPPIE A &			4	151,251	1000	13,027	1,269.00										
2014	2014-660001976	MOORE, NEPPIE A &			4	155,414	1000	13,028	1,201.00										
2013	2013-660001976	MOORE, NEPPIE A &			4	147,283	1000	12,619	1,205.00										




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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> 1 <b>Non-Ag Acres</b> 1.5365 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> 0  <b>Method</b> Square-Foot <b>Base Lot Value</b> 66,928.00 x .61 = 40,849 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 40,849		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	80% Veneer, Masonry 20% Frame, Siding, Wood
<b>Base/Total Area</b>	1,652 / 1,652
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,652
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	432 Attached Garage - Finished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1986 / 30

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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>Adjusted R</b>	0.8445
<b>Indicated Value</b>	172,867 104.64 Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	4
<b>Indicated Value</b>	172,750 Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	103.12	<b>Total Misc Impr</b>	+ 16,864				
<b>Roofing Adj</b>	+ 4.43	<b>Garage Cost</b>	+ 15,457				
<b>Subfloor Adj</b>	+ -1.15	<b>Total RCN</b>	= 241,117				
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 40%)</b>	- 96,447				
<b>Plumbing Adj</b>	+ 8.52	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 144,670				
<b>Adj Base Cost</b>	= 126.39	<b>Lot Value</b>	+ 40,849				
<b>Total Area</b>	x 1,652	<b>Indicated Value</b>	= 185,519				
<b>Adjusted Cost</b>	= 208,796	<b>Value Per SqFt</b>	112.30				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	144,670		
<b>Lot Value</b>	40,849		
<b>Indicated Value</b>	185,519	112.30	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	290		
<b>Total Value</b>	185,809	112.48	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	5244	21x16		336	23.18	7,788
PRCH	SLAB PORCH - COVERED	5245	168		168	23.69	3,980



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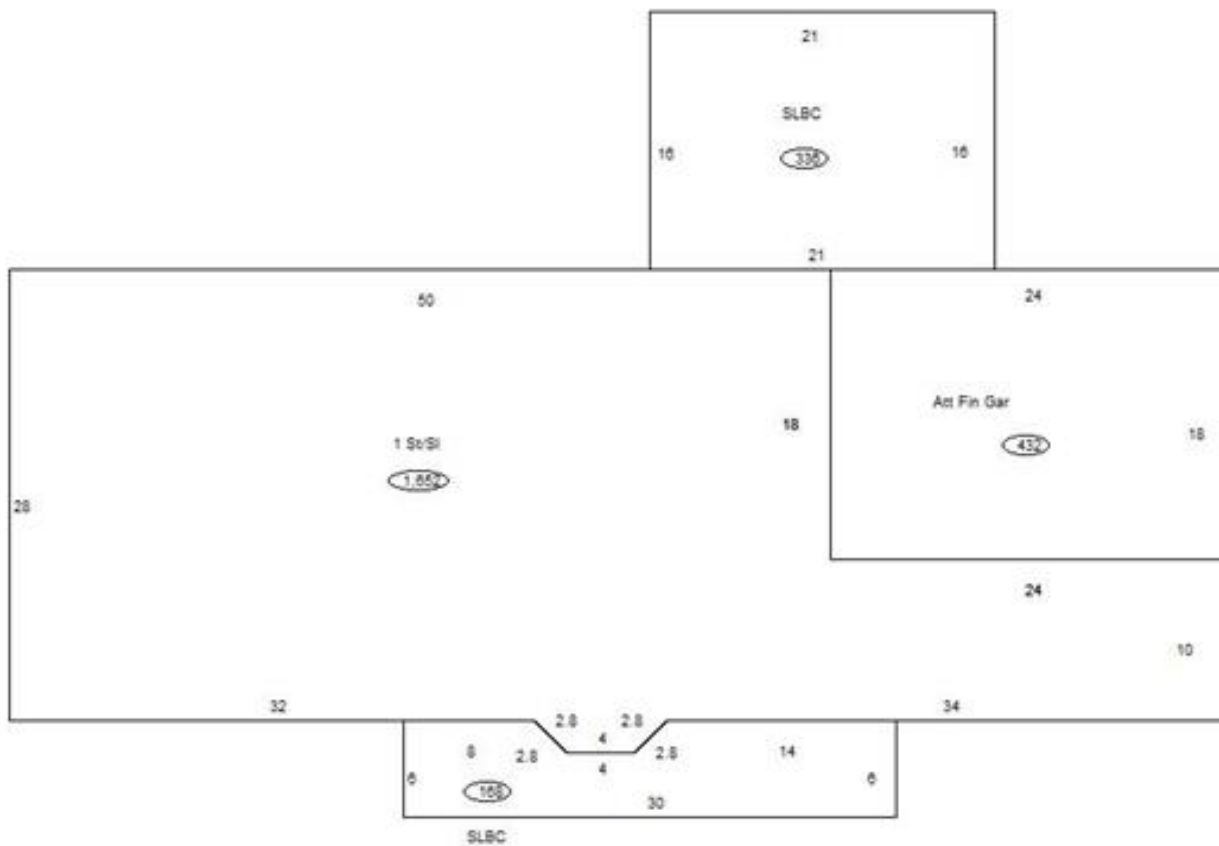
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Sketch Image

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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	1,652	1.000	1,652
2	G	5		10	Att Fin Gar	432	1.000	432
3	M	PRCH		10	SLBC	336	1.000	336
4	M	PRCH		10	SLBC	168	1.000	168
<b>Total Building Area</b>						1,652		1,652



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable	16x22x8	Dirt	Galvanized Metal	352
	Qual	2.5	Cond 3	Year 2000	Eff Age 20	

Valuation Summary	Modifier Total	RCN	Depr (79% Phys/ % Func)	RCNLD
Base Cost (3.92 x 352)	1,380		1,380	1,090
				290