



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 02:00:12
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Assessment Data					Primary Image																																																																																																																				
Account 660001978 Parcel ID 000000-00-0-00066-002-0014 Cadastral ID 03-20-15-04070 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 170114 WELCH, VANESSA A TRUSTEE 25555 S BRANDON TERR DR CLAREMORE OK 74019-0000 Parcel Location Situs 25555 S BRANDON TERRACE DR Subdivision BRANDON TERRACE Lot/Block 0014 / 0002 Parcel Size 2 - Lots Sec/Twn/Rng 3 / 20 / 15 / 5 Neighborhood 1046 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.24106316 -95.69591655 LOTS 14 & 15 BLOCK 2 BRANDON TERRACE																																																																																																																									
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Lot Data	Square-Foot - NBHD 1046 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.2179	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	95,832.00 x .52 = 50,094	
Factor Value		
Adjustments	1.0000	
Lot Value	50,094	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	2,397 / 2,397
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,397
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	633 Attached Garage - Finished
Remodel	
Year/Eff Age	1993 / 25

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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	274,583	114.55	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	355,380		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	97.37	Total Misc Impr	+	16,183			
Roofing Adj	+ 4.54	Garage Cost	+	24,067			
Subfloor Adj	+ -2.19	Total RCN	=	329,089			
Heat/Cool Adj	+ 12.64	Depreciation (31%)	-	102,018			
Plumbing Adj	+ 8.14	Lump Sums	+	8,217			
Basement Adj	+ 0.00	RCNLD	=	235,288			
Adj Base Cost	= 120.50	Lot Value	+	50,094			
Total Area	x 2,397	Indicated Value	=	285,382			
Adjusted Cost	= 288,839	Value Per SqFt		119.06			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	235,288		
Lot Value	50,094		
Indicated Value	285,382	119.06	Per SqFt
Agland Value			
Site Improvements	1,461		
Total Value	286,843	119.67	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
PRCH	SLAB PORCH - COVERED	5252		131	131	26.52		3,474
PRCH	SLAB PORCH - COVERED	5253	34x8		272	26.08		7,094
WODO	Wood Deck - Open	152403	34x15		510	16.96	5%	8,217



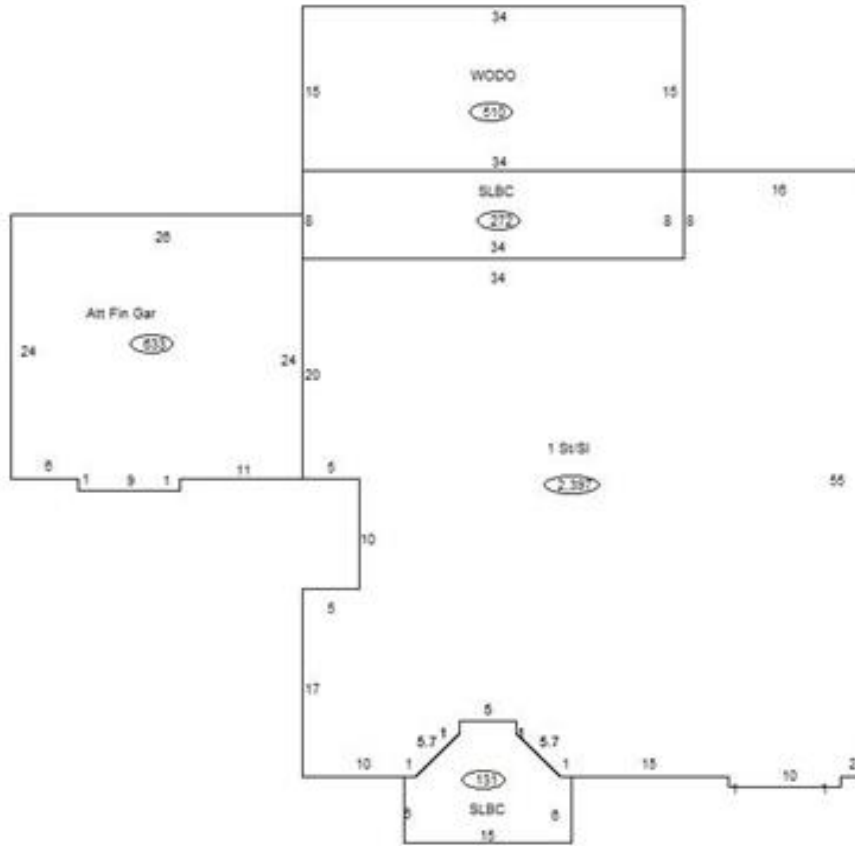
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,397	1.000	2,397
2	G	5		13	Att Fin Gar	633	1.000	633
3	M	PRCH		13	SLBC	131	1.000	131
4	M	PRCH		13	SLBC	272	1.000	272
5	M	WODO		13	WODO	510	1.000	510
Total Building Area						2,397		2,397



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x20x8	Concrete	Formed Metal	240
	Qual 2	Cond 3	Year 1995	Eff Age 23		

Valuation Summary	Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
Base Cost (17.39 x 240)	4,174		4,174	2,713
				1,461