



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 660001980 Parcel ID 000000-00-0-00066-002-0016 Cadastral ID 03-20-15-04090 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 268680 OPLOTNIK, GARY W & MICHAL M 25515 S BRANDON TERR DR CLAREMORE OK 74019-0000 Parcel Location Situs 25515 S BRANDON TERRACE DR Subdivision BRANDON TERRACE Lot/Block 0016 / 0002 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\2021-10-18\IMG_00! 10/25/2021</p>																																																																																																																				
Legal Description Lat/Long: 36.24169177 -95.69566562 LOT 16 BLOCK 2 BRANDON TERRACE																																																																																																																									
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Lot Data		Square-Foot - NBHD 1046 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.0438		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	45,470.00 x .73 = 33,339		
Factor Value			
Adjustments	1.0000		
Lot Value	33,339		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-10-18\IMG_001 10/25/2021

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	60% Veneer, Masonry 40% Frame, Siding, Wood
Base/Total Area	1,623 / 1,623
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,623
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	473 Attached Garage - Finished
Remodel	
Year/Eff Age	1986 / 30

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	184,210 113.50 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	4
Indicated Value	200,390 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	154,603
Lot Value	33,339
Indicated Value	187,942 115.80 Per SqFt
Agland Value	
Site Improvements	9,748
Total Value	197,690 121.81 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	101.75	Total Misc Impr	+ 28,254
Roofing Adj	+ 4.45	Garage Cost	+ 16,475
Subfloor Adj	+ -1.15	Total RCN	= 247,929
Heat/Cool Adj	+ 11.47	Depreciation (40%)	- 99,172
Plumbing Adj	+ 8.68	Lump Sums	+ 5,846
Basement Adj	+ 0.00	RCNLD	= 154,603
Adj Base Cost	= 125.20	Lot Value	+ 33,339
Total Area	x 1,623	Indicated Value	= 187,942
Adjusted Cost	= 203,200	Value Per SqFt	115.80

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
SHLT	STORM SHELTER	0		1	2017	0.00		
PRCH	Slab Porch - Covered	5256	8x3		24	24.19		581
EPSW	Enclosed Porch - Solid Wall	5257	20x12		240	61.62		14,789
PRCH	Slab Porch - Covered	5258	24x14		336	23.18		7,788
WODO	Wood Deck - Open	5259	364		364	16.06		5,846



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
UTIL	Utility Building		16x20x0	Concrete	Composition Shingle	320
Qual	3	Cond 3	Year 2010	Eff Age 12		

Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
Base Cost (31.75 x 320)	10,160		10,160	2,540	7,620

SHDS	Shed - Small		8x12x0	Plank	Composition Shingle	96
Qual	3	Cond 3	Year 2010	Eff Age 12		

Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
Base Cost (27.79 x 96)	2,668		2,668	1,227	1,441

LNT0	Lean To - Attached		8x12x0	Plank	Formed Metal	96
Qual	3	Cond 3	Year 2010	Eff Age 12		

Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
Base Cost (14.91 x 96)	1,431		1,431	744	687