



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:31:38
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660011469 Parcel ID 000000-00-0-00747-005-0001 Cadastral ID 11-20-15-01850 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 257479 GRIPADO, KARLAS N & JENNIFER 26005 S WILLOW RD CLAREMORE OK 74019-0000 Parcel Location Situs 26005 S WILLOW RD Subdivision SILVERWOOD ESTATES Lot/Block 0001 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 11 / 20 / 15 / 5 Neighborhood 1116 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>660011469_001.JPG 10/15/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.23445460 -95.67566207																																																																																																																									
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 Time 22:31:39
 Page 2

Lot Data	Square-Foot - NBHD 1116 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.06	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	46,171.00 x 1.35 = 62,290	
Factor Value		
Adjustments	1.0000	
Lot Value	62,290	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,352 / 1,352
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,352
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	572 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1976 / 38



GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	157,070	116.18	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	167,150		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	108.01	Total Misc Impr	+	15,028			
Roofing Adj	+ 4.34	Garage Cost	+	19,093			
Subfloor Adj	+ -1.15	Total RCN	=	214,045			
Heat/Cool Adj	+ 11.47	Depreciation (47%)	-	100,601			
Plumbing Adj	+ 10.41	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	113,444			
Adj Base Cost	= 133.08	Lot Value	+	62,290			
Total Area	x 1,352	Indicated Value	=	175,734			
Adjusted Cost	= 179,924	Value Per SqFt		129.98			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	113,444		
Lot Value	62,290		
Indicated Value	175,734	129.98	Per SqFt
Agland Value			
Site Improvements			
Total Value	175,734	129.98	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	27006	24x18		432	22.99		9,932



Rogers

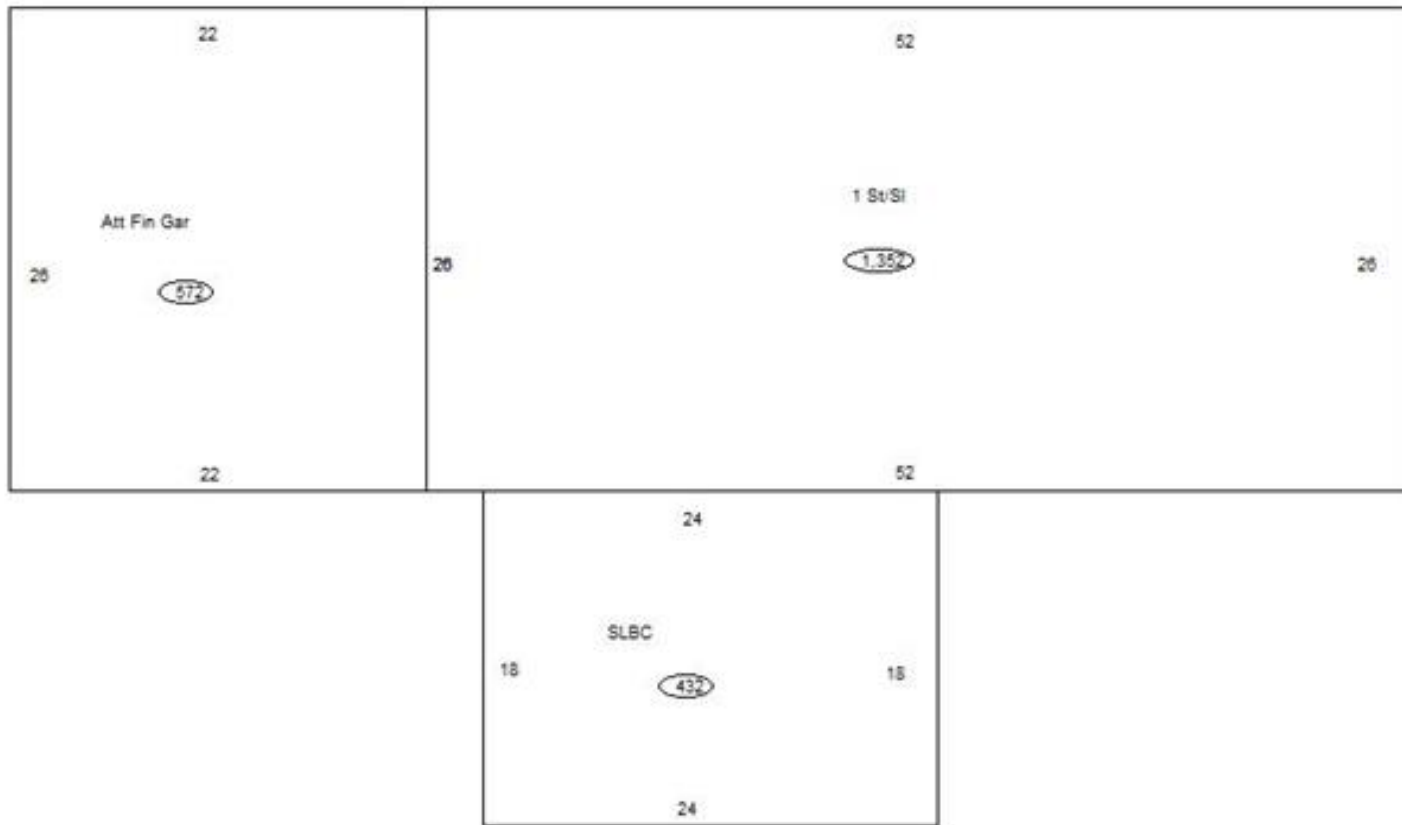
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Page 3

Sketch Image

660011469



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,352	1.000	1,352
2	G	5		10	Att Fin Gar	572	1.000	572
3	M	PRCH		10	SLBC	432	1.000	432
Total Building Area						1,352		1,352