



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:29:25
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Assessment Data					Primary Image																																																																																																																				
Account 660029455 Parcel ID 000000-00-0-00027-005-0001 Cadastral ID 34-21-15-04470 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 342948 TEMPLETON, ASHLEY NICOLE 24485 S SHELLY RD CLAREMORE OK 74019-0000 Parcel Location Situs 24485 S SHELLY RD Subdivision BATTENFIELD ACRES 4 Lot/Block 0001 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 34 / 21 / 15 / 5 Neighborhood 1122 - R-V04-SE VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0711\IMG_0009. 7/11/2022</p>																																																																																																																				
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Lot Data		Square-Foot - NBHD 1122 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	1.4096		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	61,403.00 x 1.45 = 89,219		
Factor Value			
Adjustments	1.5468		
Lot Value	138,004		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Stone 10% Frame, Siding, Wood
Base/Total Area	1,377 / 1,377
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,377
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	704 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1979 / 35

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	180,022 130.73 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	226,610 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	120,005
Lot Value	138,004
Indicated Value	258,009 187.37 Per SqFt
Agland Value	
Site Improvements	6,847
Total Value	264,856 192.34 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	111.05	Total Misc Impr	+ 8,798
Roofing Adj	+ 4.52	Garage Cost	+ 18,128
Subfloor Adj	+ -1.20	Total RCN	= 214,294
Heat/Cool Adj	+ 11.47	Depreciation (44%)	- 94,289
Plumbing Adj	+ 10.23	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 120,005
Adj Base Cost	= 136.07	Lot Value	+ 138,004
Total Area	x 1,377	Indicated Value	= 258,009
Adjusted Cost	= 187,368	Value Per SqFt	187.37

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	70603	26x6		156	23.73		3,702



Rogers

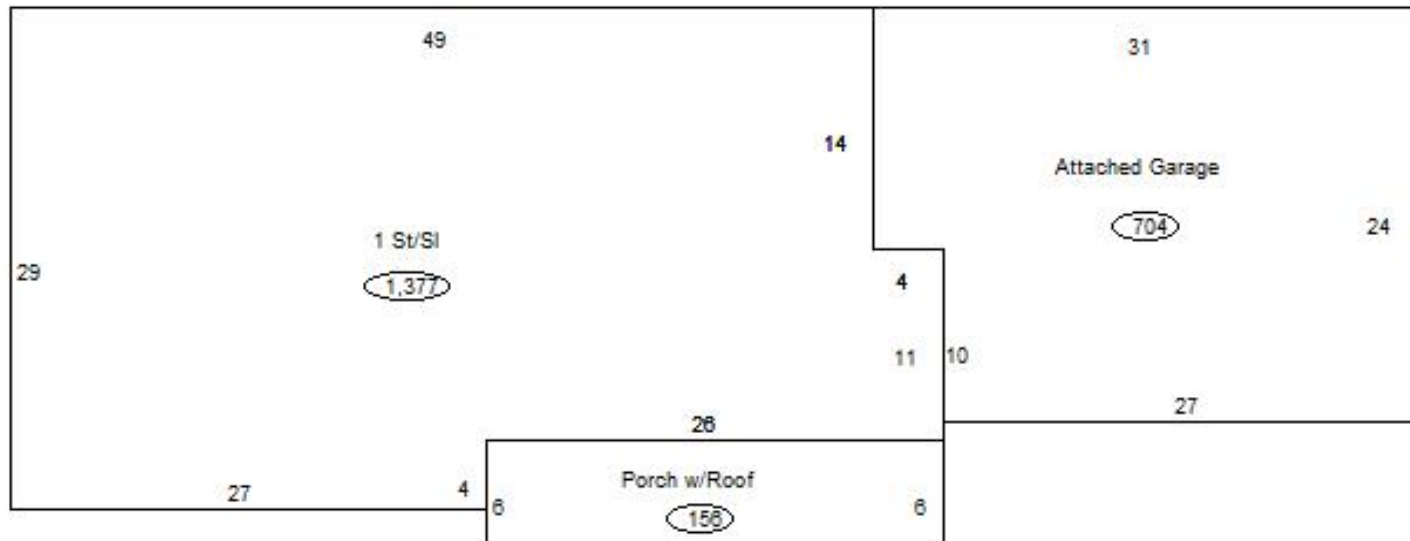
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Sketch Image

660029455



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,377	1.000	1,377
2	G	1		13	Attached Garage	704	1.000	704
3	M	PRCH		13	SLBC	156	1.000	156
Total Building Area						1,377		1,377



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			384
	Qual 2	Cond 2	Year 2008	Eff Age 18		
Valuation Summary		Modifier Total	RCN	Depr (43% Phys/ % Func)		RCNLD
Base Cost (31.28 x 384)		12,012	12,012	5,165		6,847