



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:50:15
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Assessment Data					Primary Image																																																																																																																				
Account 660031611 Parcel ID 000000-00-0-00558-002-0016 Cadastral ID 36-21-15-09530 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 312398 GRUBBS, LESLIE J & JASON ROSIERE 24655 S SHETLAND LN CLAREMORE OK 74019-0270 Parcel Location Situs 24655 SHETLAND LN Subdivision ORCHARD HILL ESTATES Lot/Block 0016 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 36 / 21 / 15 / 5 Neighborhood 1076 - R-V04-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.25417470 -95.65582304																																																																																																																									
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Lot Data	Square-Foot - NBHD 1076 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0331	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	45,001.00 x 1.13 = 50,800	
Factor Value		
Adjustments	1.0000	
Lot Value	50,800	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,462 / 1,462
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,462
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	552 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1975 / 38

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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	162,061	110.85	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	172,930 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	111.95	Total Misc Impr	+ 18,774				
Roofing Adj	+ 4.73	Garage Cost	+ 15,414				
Subfloor Adj	+ -1.23	Total RCN	= 235,052				
Heat/Cool Adj	+ 11.93	Depreciation (47%)	- 110,474				
Plumbing Adj	+ 10.02	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 124,578				
Adj Base Cost	= 137.39	Lot Value	+ 50,800				
Total Area	x 1,462	Indicated Value	= 175,378				
Adjusted Cost	= 200,864	Value Per SqFt	119.96				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	124,578		
Lot Value	50,800		
Indicated Value	175,378	119.96	Per SqFt
Agland Value			
Site Improvements	936		
Total Value	176,314	120.60	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	5,299.82		5,300
PRCH	SLAB PORCH - COVERED	75246	30x7		210	24.47		5,139
PRCH	SLAB PORCH - COVERED	75247	346		346	24.09		8,335



Rogers

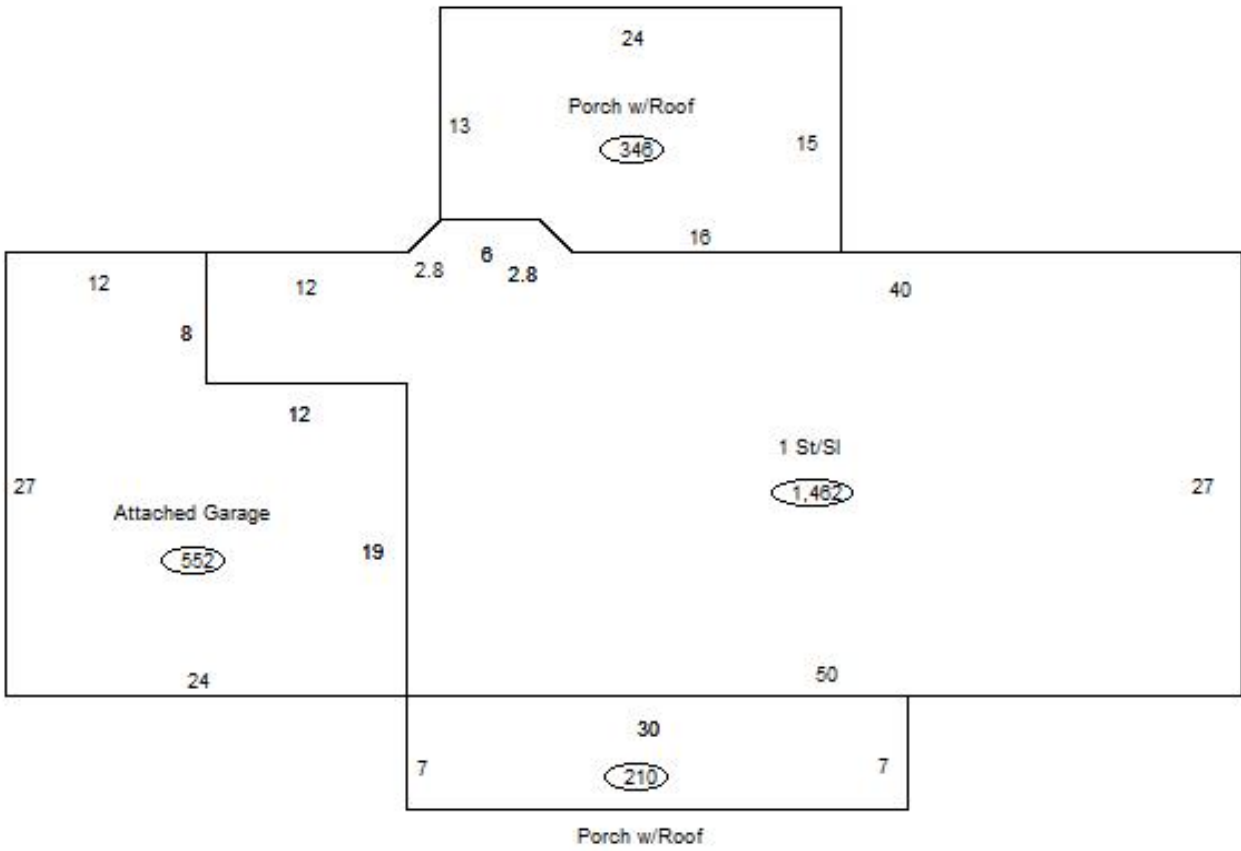
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Sketch Image

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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/Sl	1,462	1.000	1,462
2	G	1		13	Attached Garage	552	1.000	552
3	M	PRCH		13	SLBC	210	1.000	210
4	M	PRCH		13	SLBC	346	1.000	346
Total Building Area						1,462		1,462



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	Valuation Summary Base Cost (4.68 x)		Modifier Total 0	RCN 936	Depr (100% Phys/ % Func) 936	RCNLD 936
	STF	STG FAIR	10x20x0			200
	Qual	2	Cond 2	Year	Eff Age 2026	
	Valuation Summary Base Cost (4.68 x 200)		Modifier Total 936	RCN 936	Depr (0% Phys/ % Func) 936	RCNLD 936