



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:54:32
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660085345 Parcel ID 000000-00-0-00922-005-0005 Cadastral ID 02-20-15-11480 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 335605 YODER, KEVIN & MICHELLE 25235 S PERSIMMON CT CLAREMORE OK 74019-0000 Parcel Location Situs 25235 S PERSIMMON CT Subdivision WILLOW GORGE Lot/Block 0005 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 2 / 20 / 15 / 5 Neighborhood 1146 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.24690098 -95.67987509																																																																																																																									
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Lot Data	Square-Foot - NBHD 1146 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.4358	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	18,985.00 x 3.00 = 56,955	
Factor Value		
Adjustments	1.0000	
Lot Value	56,955	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,384 / 2,384
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,384
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	629 Attached Garage - Finished
Remodel	
Year/Eff Age	2015 / 8

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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	332,326	139.40	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	281,320		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	331,871		
Lot Value	56,955		
Indicated Value	388,826	163.10	Per SqFt
Agland Value			
Site Improvements			
Total Value	388,826	163.10	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	109.36	Total Misc Impr	+	6,208			
Roofing Adj	+ 5.20	Garage Cost	+	29,903			
Subfloor Adj	+ -3.40	Total RCN	=	357,975			
Heat/Cool Adj	+ 14.47	Depreciation (8%)	-	28,638			
Plumbing Adj	+ 9.38	Lump Sums	+	2,534			
Basement Adj	+ 0.00	RCNLD	=	331,871			
Adj Base Cost	= 135.01	Lot Value	+	56,955			
Total Area	x 2,384	Indicated Value	=	388,826			
Adjusted Cost	= 321,864	Value Per SqFt		163.10			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	123564	7x6		42	29.40		1,235
PRCH	SLAB PORCH - COVERED	123565	10x10		100	29.21		2,921
PRCH	SLAB PORCH - COVERED	123566	10x7		70	29.31		2,052
WODO	Wood Deck - Open	179504	10x8		80	31.67		2,534



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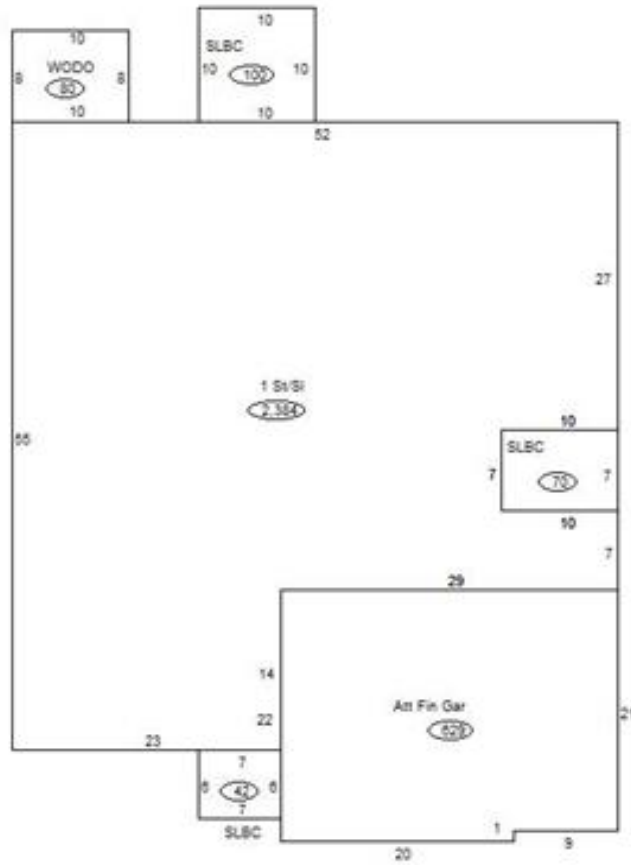
Date 04/18/2026

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Sketch Image

660085345



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,384	1.000	2,384
2	G	5		13	Att Fin Gar	629	1.000	629
3	M	PRCH		13	SLBC	42	1.000	42
4	M	PRCH		13	SLBC	100	1.000	100
5	M	PRCH		13	SLBC	70	1.000	70
6	M	WODO		13	WODO	80	1.000	80
Total Building Area						2,384		2,384