




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 06:57:24
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Assessment Data					Primary Image																																																																																																																				
Account 660087730 Parcel ID 000000-00-0-00880-004-0027 Cadastral ID 11-20-15-04691 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 335864 KREILING, DILLON J & HANNAH J 26512 GALLO DR CLAREMORE OK 74019-0000 Parcel Location Situs 26512 GALLO DR Subdivision VINTAGE AT VERDIGRIS PHASE III Lot/Block 0027 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 11 / 20 / 15 / 5 Neighborhood 1139 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					 <p>660087730_001.JPG 10/16/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.23044100 -95.68161691 VINTAGE AT VERDIGRIS PHASE III LOT 27 BLOCK 4																																																																																																																									
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Lot Data		Square-Foot - NBHD 1139 #1	
Lot Size	65 x 125		
Lot Count			
Units Buildable	1		
Non-Ag Acres			
Topography	LEVEL		
Street Access	PAVED		
Utilities	WATER/ELEC/SEWER		
Amenities		0	
	LOT	0	
Method	Square-Foot		
Base Lot Value	8,125.00 x 4.45 = 36,156		
Factor Value			
Adjustments	1.0000		
Lot Value	36,156		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,967 / 1,967
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,967
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2010 / 12

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	243,112 123.60 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	247,360 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	255,321
Lot Value	36,156
Indicated Value	291,477 148.18 Per SqFt
Agland Value	
Site Improvements	
Total Value	291,477 148.18 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	107.88	Total Misc Impr	+	11,601
Roofing Adj	+ 4.71	Garage Cost	+	17,024
Subfloor Adj	+ -2.21	Total RCN	=	290,138
Heat/Cool Adj	+ 12.64	Depreciation (12%)	-	34,817
Plumbing Adj	+ 9.93	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	255,321
Adj Base Cost	= 132.95	Lot Value	+	36,156
Total Area	x 1,967	Indicated Value	=	291,477
Adjusted Cost	= 261,513	Value Per SqFt		148.18

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	107577	20x6		120	26.55		3,186
PATO	SLAB PORCH - OPEN	107578	20x6		120	11.29		1,355
PRCH	SLAB PORCH - COVERED	107580	9x6		54	26.76		1,445



Rogers

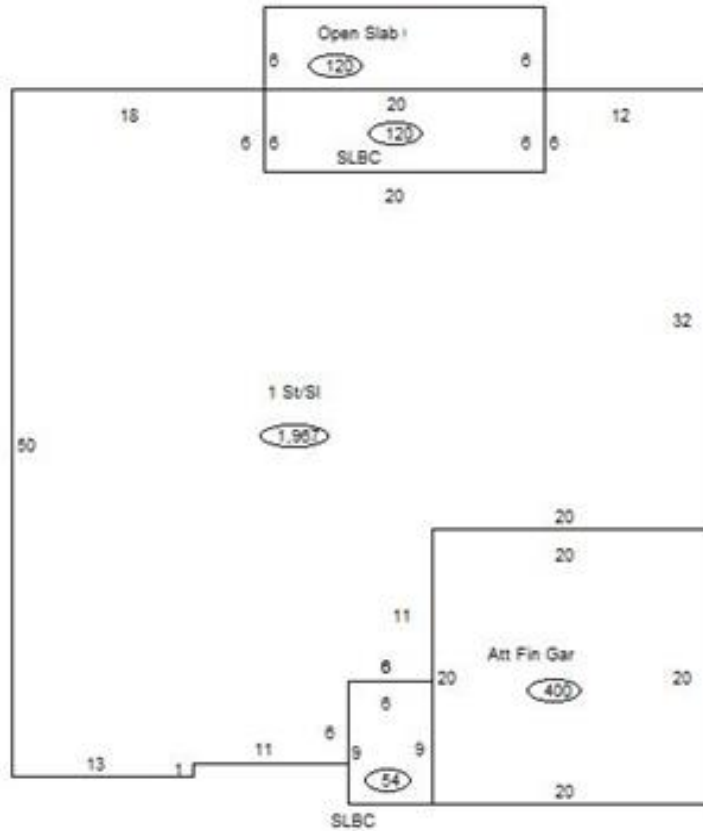
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Sketch Image

660087730



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,967	1.000	1,967
2	M	PRCH		13	SLBC	120	1.000	120
3	M	PATO		13	Open Slab	120	1.000	120
4	G	5		13	Att Fin Gar	400	1.000	400
5	M	PRCH		13	SLBC	54	1.000	54
Total Building Area						1,967		1,967