



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 06:59:29
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Assessment Data					Primary Image																																																																																																																				
Account 660000094 Parcel ID 20N15E-01-4-00000-000-0000 Cadastral ID 01-20-15-03000 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 341953 RING, KATHERINE F & JAMES DANIEL SHERBERT 9805 E 540 RD CLAREMORE OK 74019-0000 Parcel Location Situs 09805 E 540 RD Subdivision Lot/Block / Parcel Size 2 - Acres Sec/Twn/Rng 1 / 20 / 15 / 4 Neighborhood 2015 - UNPLATTED School District S008 - VERDIGRIS SCHOOLS					<p>660000094_001.JPG 9/24/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.23555639 -95.66012074 S 417.4' W 208.7' E2 E2 SW SE																																																																																																																									
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Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
Lot Size Lot Count Units Buildable 2 Non-Ag Acres 1.974 Topography Street Access Utilities Amenities LAND QUALITY 0 FLOOD ZONE 0 Method Square-Foot Base Lot Value 85,987.00 x .49 = 42,074 Factor Value Adjustments 1.0000 Lot Value 42,074		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 2 1/2 Story Finished
Exterior Wall	40% Veneer, Stone 60% Frame, Siding, Wood
Base/Total Area	1,786 / 2,606
Style	100% 2 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,786
Fixture/RghIn	15 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1985 / 31

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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	277,552	106.50	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	180,823		
Lot Value	42,074		
Indicated Value	222,897	85.53	Per SqFt
Agland Value			
Site Improvements	54,097		
Total Value	276,994	106.29	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	87.91	Total Misc Impr	+ 3,653				
Roofing Adj	+ 3.30	Garage Cost	+ 0				
Subfloor Adj	+ -1.58	Total RCN	= 291,043				
Heat/Cool Adj	+ 12.64	Depreciation (39%)	- 113,507				
Plumbing Adj	+ 8.01	Lump Sums	+ 3,287				
Basement Adj	+ 0.00	RCNLD	= 180,823				
Adj Base Cost	= 110.28	Lot Value	+ 42,074				
Total Area	x 2,606	Indicated Value	= 222,897				
Adjusted Cost	= 287,390	Value Per SqFt	85.53				

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	235	7x5		35	26.82		939
PRCH	SLAB PORCH - COVERED	240	17x6		102	26.61		2,714
WODO	Wood Deck - Open	173896	16x8		128	25.68		3,287



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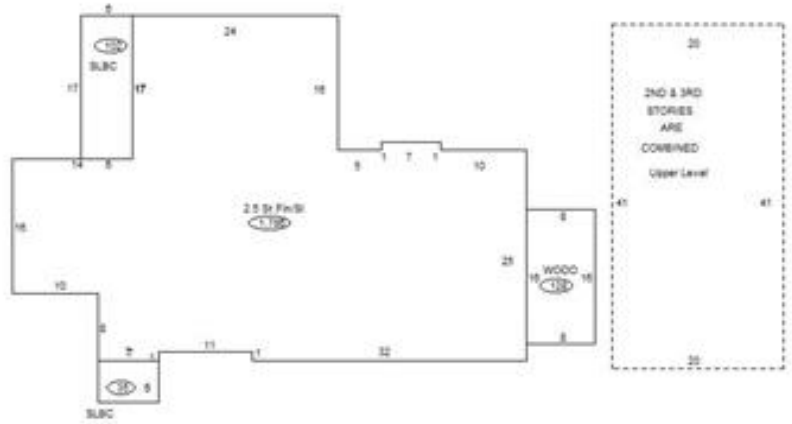
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	7	Slab	13	2.5 St Fin/SI	1,786	1.000	1,786
2	U	^UL	Overhang	13	Upper Level	820	1.000	820
3	M	PRCH		13	SLBC	35	1.000	35
4	N	0		13	2ND & 3RD		0.000	
5	N	0		13	STORIES		0.000	
6	N	0		13	ARE		0.000	
7	N	0		13	COMBINED		0.000	
8	M	PRCH		13	SLBC	102	1.000	102
9	M	WODO		13	WODO	128	1.000	128
Total Building Area						1,786		1,786



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	42x60x10	Concrete	Formed Metal	2,520
	Qual 2	Cond 3	Year 2015	Eff Age 8		
Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)		RCNLD
Base Cost (24.77 x 2,520)		62,420	62,420	9,363		53,057
	LOAF	Loafing Shed	24x12x8	Gravel	Formed Metal	288
	Qual 2.5	Cond 3	Year 2011	Eff Age 11		
Valuation Summary		Modifier Total	RCN	Depr (44% Phys/ % Func)		RCNLD
Base Cost (6.45 x 288)		1,858	1,858	818		1,040