




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660000107 <b>Parcel ID</b> 000000-00-0-00357-001-0003 <b>Cadastral ID</b> 01-20-15-03630 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 3 <b>Tax Area</b> 4 - VERDIGRIS/VERD FIRE <b>Name ID</b> 348538 BAIRD, JEFFREY STUART & MIRANDA SKYE BAIRD  9906 E MIRAGE LN CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 09906 MIRAGE LN <b>Subdivision</b> GREEN OASIS <b>Lot/Block</b> 0003 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 1 / 20 / 15 / 5 <b>Neighborhood</b> 1083 - R-V01-SW CLAREMORE <b>School District</b> S008 - VERDIGRIS SCHOOLS					 <p>660000107_001.JPG 9/24/2025</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.23840247 -95.65685804 LOT 3 BLOCK 1 GREEN OASIS																																																																																																																									
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Lot Data	Square-Foot - NBHD 1083 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 1.4037 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 61,144.00 x 1.23 = 75,391 <b>Factor Value</b> <b>Adjustments</b> 0.8627 <b>Lot Value</b> 65,040		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Stone
<b>Base/Total Area</b>	1,631 / 1,631
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,631
<b>Fixture/RghIn</b>	13 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	759 Attached Garage - Finished 3 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	1979 / 35

GRM Approach
<b>GRM Code</b> <b>Gross Rent</b> 0.00 <b>Indicated Value</b>

Multiple Regression
<b>MRA Code</b> 1 Test <b>Adusted R</b> 0.8445 <b>Indicated Value</b> 197,355 121.00 Per SqFt

Direct Comparables
<b>Selection Model</b> A Adam Test <b>Adjustment Model</b> 1 2022 Residential <b>Comparables</b> 6 <b>Indicated Value</b> 230,970 Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	110.90	<b>Total Misc Impr</b>	+ 15,327	<b>Roofing Adj</b>	+ 4.45	<b>Garage Cost</b>	+ 24,409
<b>Subfloor Adj</b>	+ -1.15	<b>Total RCN</b>	= 261,209	<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 44%)</b>	- 114,932
<b>Plumbing Adj</b>	+ 10.12	<b>Lump Sums</b>	+ 0	<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 146,277
<b>Adj Base Cost</b>	= 135.79	<b>Lot Value</b>	+ 65,040	<b>Total Area</b>	x 1,631	<b>Indicated Value</b>	= 211,317
		<b>Value Per SqFt</b>	129.56	<b>Adjusted Cost</b>	= 221,473		

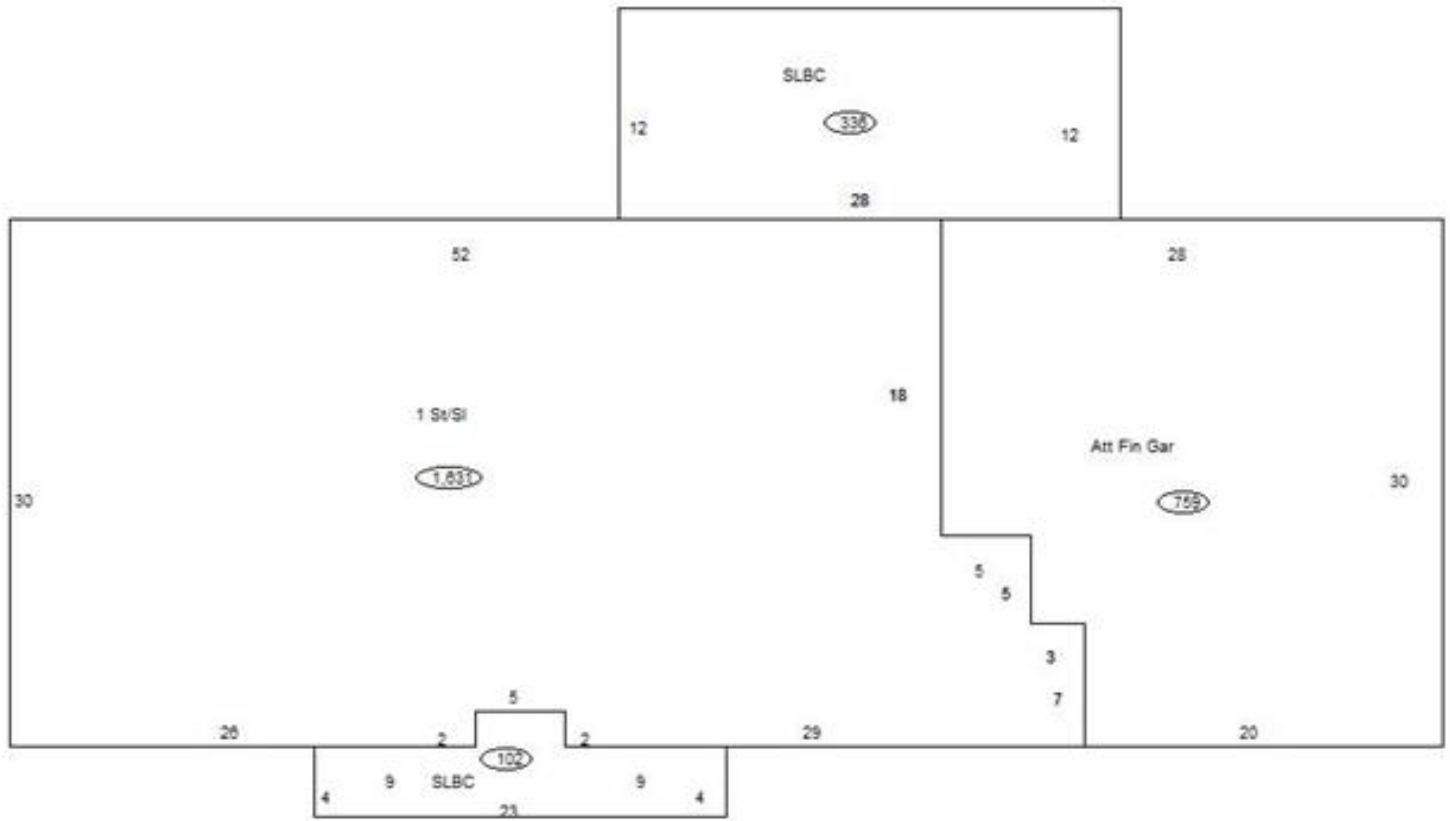
Value Reconciliation
<b>Selected Approach</b> Cost Approach <b>Improvements</b> 146,277 <b>Lot Value</b> 65,040 <b>Indicated Value</b> 211,317 129.56 Per SqFt <b>Agland Value</b> <b>Site Improvements</b> 3,683 <b>Total Value</b> 215,000 131.82 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	281		102	102	23.95		2,443
PRCH	SLAB PORCH - COVERED	282	28x12		336	23.18		7,788



Sketch Image

660000107



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,631	1.000	1,631
2	M	PRCH		10	SLBC	102	1.000	102
3	M	PRCH		10	SLBC	336	1.000	336
4	G	5		10	Att Fin Gar	759	1.000	759
<b>Total Building Area</b>						<b>1,631</b>		<b>1,631</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x20x8	Plank	Composition Shingle	240
	Qual	2	Cond 3	Year 2015	Eff Age 8	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (37% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (18.16 x 240)		4,358	4,358	1,612	2,746
	PCPT	Carport - Portable - NCV	18x20x8	Concrete	Formed Metal	360
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (53% Phys/ 100% Func)</b>	<b>RCNLD</b>
	Base Cost (5.55 x 360)		1,998	1,998	1,998	
	SHDS	Shed - Small	16x10x6	Plank	Formed Metal	100
	Qual	2	Cond 3	Year 2000	Eff Age 20	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (59% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (22.85 x 100)		2,285	2,285	1,348	937