



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 04:05:04  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660000136 <b>Parcel ID</b> 000000-00-0-00357-003-0012 <b>Cadastral ID</b> 01-20-15-03920 <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> 263603 PETERSON, RUSSELL MORRIS  9767 E MIRAGE DR CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 09767 E MIRAGE DR <b>Subdivision</b> GREEN OASIS <b>Lot/Block</b> 0012 / 0003 <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																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.23972272 -95.65827757																																																																																																																									
<b>Legal Description</b> LOT 12 BLOCK 3 GREEN OASIS					<b>Building Permits</b> <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data		Square-Foot - NBHD 1083 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	1.0044							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY					0		
						0		
Method	Square-Foot							
Base Lot Value	43,753.00 x 1.64 = 71,913							
Factor Value								
Adjustments	1.0000							
Lot Value	71,913							
<b>Residential Data</b>				660000136_002.JPG 9/24/2025				
Type	1 Single Family Residence			<b>GRM Approach</b>				
Condition	3 - Average			GRM Code				
Quality	3 - Average			Gross Rent 0.00				
Architecture	TRAD TRADITIONAL			Indicated Value				
Style	100% One Story			<b>Multiple Regression</b>				
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood			MRA Code 1 Test				
Base/Total Area	1,456 / 1,456			Adusted R 0.8445				
Style	100% One Story			Indicated Value 200,849 137.95 Per SqFt				
HVAC	100% Warmed & Cooled Air			<b>Direct Comparables</b>				
Roof Cover	1 Composition Shingle			Selection Model A Adam Test				
Area on Slab	1,456			Adjustment Model 1 2022 Residential				
Fixture/RghIn	11 /			Comparables 5				
Bed/F/H Bath	3 / 2.0 /			Indicated Value 179,590 Per SqFt				
Basement Area				<b>Value Reconciliation</b>				
Garage Type	669 Attached Garage - Finished 2 Stalls			Selected Approach Cost Approach				
Remodel				Improvements 94,596				
Year/Eff Age	1983 / 32			Lot Value 71,913				
<b>Cost Approach</b>		<b>Manual : 01/2025</b>		Indicated Value 166,509 114.36 Per SqFt				
Base Cost	107.96	Total Misc Impr	+ 10,648	Agland Value				
Roofing Adj	+ 4.91	Garage Cost	+ 25,248	Site Improvements 4,251				
Subfloor Adj	+ -2.36	Total RCN	= 230,723	Total Value 170,760 117.28 Total Value Per SqFt				
Heat/Cool Adj	+ 12.64	Depreciation ( 59%)	- 136,127					
Plumbing Adj	+ 10.66	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 94,596					
Adj Base Cost	= 133.81	Lot Value	+ 71,913					
Total Area	x 1,456	Indicated Value	= 166,509					
Adjusted Cost	= 194,827	Value Per SqFt	114.36					
<b>Miscellaneous Improvements</b>								
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	402	25x4		100	26.62		2,662
PATO	SLAB PORCH - OPEN	403	20x12		240	9.88		2,371



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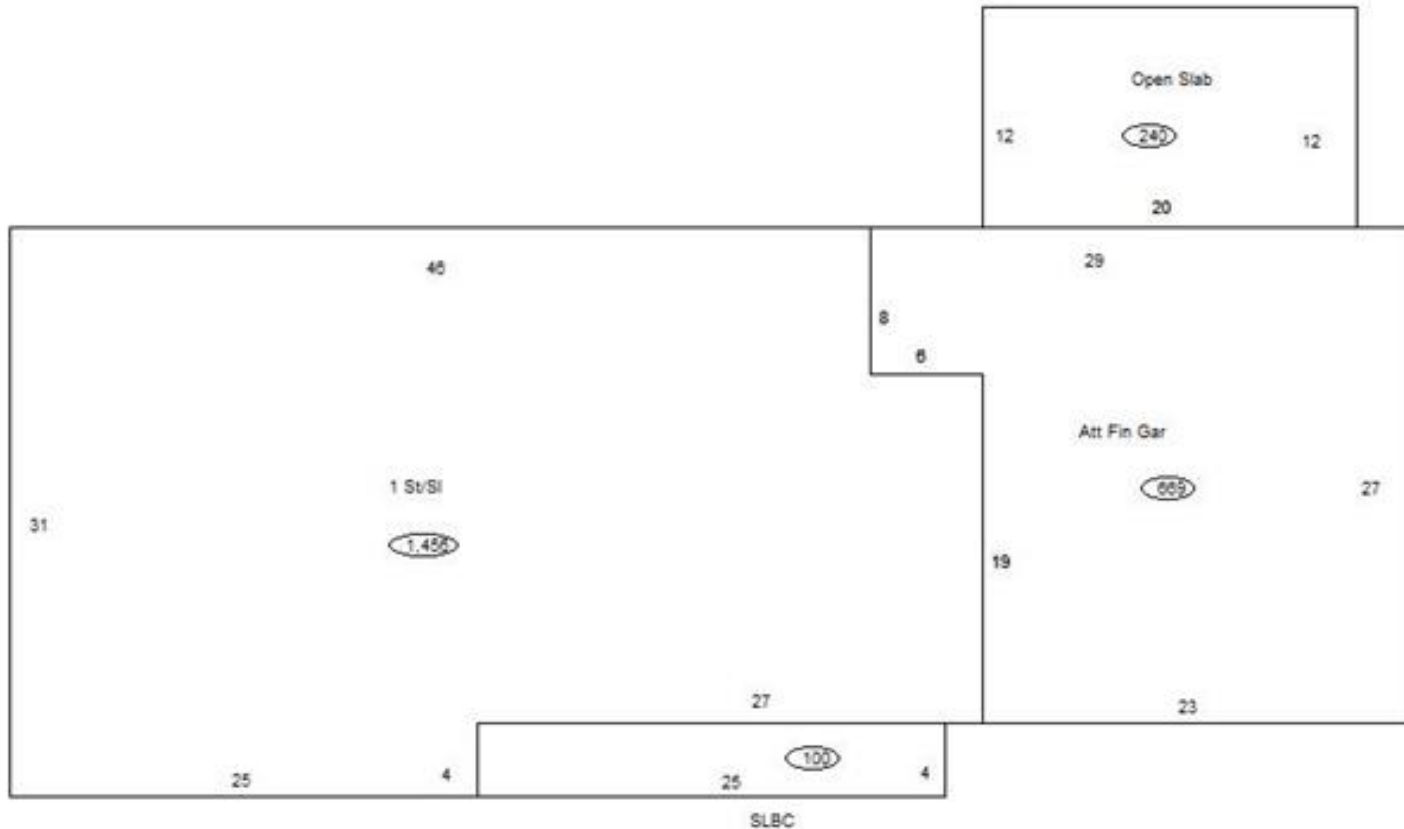
Date 04/17/2026

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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	10	1 St/SI	1,456	1.000	1,456
2	G	5		10	Att Fin Gar	669	1.000	669
3	M	PRCH		10	SLBC	100	1.000	100
4	M	PATO		10	Open Slab	240	1.000	240
<b>Total Building Area</b>						1,456		1,456



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x18x8	Plank	Composition Shingle	180
	Qual	2	Cond 3	Year 2022	Eff Age 3	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (14% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (19.16 x 180)		3,449	3,449	483	2,966
	SHDS	Shed - Small	6x10x8	Plank	Formed Metal	60
	Qual	3	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 (33.98 x 60)		2,039	2,039	754	1,285