



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image									
Account	660000166				<p>660000166_001.JPG 9/24/2025</p>									
Parcel ID	000000-00-0-00516-001-0007													
Cadastral ID	01-20-15-04230													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	3											
Tax Area	80 - VERDIGRIS TOWN/ VERDIGRI													
Name ID	170894													
COLEMAN, CARL K &/OR														
LINDA J TRUSTEES														
9225 E MISTY DR CLAREMORE OK 74019-0000														
Parcel Location														
Situs	09225 E MISTY DR													
Subdivision	MISTY MEADOWS													
Lot/Block	0007 / 0001	Parcel Size	1 - Lots											
Sec/Twn/Rng	1 / 20 / 15 / 5													
Neighborhood	1116 - R-V03-SW VERDIGRIS													
School District	S008 - VERDIGRIS SCHOOLS													
Legal Description														
Lot/Long: 36.23816191 -95.66923753														
LOT 7 BLOCK 1 MISTY MEADOWS														
Building Permits														
<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					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax						
Remove Cap	0	Land Value	59,493	28,669	11%	3,154	Assessed	16,364 1,704.01						
Year Frozen	0	Improvements	144,183	120,085		13,210	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -87.00						
TIF Project ID	0	Total Value	203,676	148,754		16,364	Total Taxable	15,364 1,617.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660000166	COLEMAN, CARL K &/OR	80	182,352	1000	14,887	1,567.00							
2024	2024-660000166	COLEMAN, CARL K &/OR	80	175,741	1000	14,424	1,393.00							
2023	2023-660000166	COLEMAN, CARL K &/OR	80	136,133	1000	13,975	1,329.00							
2022	2022-660000166	COLEMAN, CARL K &/OR	80	134,318	1000	13,775	1,334.00							
2021	2021-660000166	COLEMAN, CARL K &/OR	80	145,349	1000	14,988	1,413.00							
2020	2020-660000166	COLEMAN, CARL K &/OR	80	143,060	1000	14,737	1,392.00							
2019	2019-660000166	COLEMAN, CARL K &/OR	80	139,165	1000	14,308	1,373.00							
2018	2018-660000166	COLEMAN, CARL K &/OR	80	144,578	1000	14,515	1,394.00							
2017	2017-660000166	COLEMAN, CARL K &/OR	80	143,419	1000	14,063	1,354.00							
2016	2016-660000166	COLEMAN, CARL K &/OR	80	139,903	1000	13,624	1,316.00							
2015	2015-660000166	COLEMAN, CARL K &/OR	80	137,096	1000	13,199	1,285.00							
2014	2014-660000166	COLEMAN, CARL K &/OR	80	138,167	1000	12,786	1,179.00							
2013	2013-660000166	COLEMAN, CARL K &/OR	80	133,022	1000	12,384	1,183.00							



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Lot Data	Square-Foot - NBHD 1116 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.9756	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	42,495.00 x 1.40 = 59,493	
Factor Value		
Adjustments	1.0000	
Lot Value	59,493	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,529 / 1,529
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,529
Fixture/RghIn	13 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	540 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1983 / 32



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	173,110	113.22	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	68,050		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	101.78	Total Misc Impr	+	8,660			
Roofing Adj	+ 4.33	Garage Cost	+	18,268			
Subfloor Adj	+ -1.20	Total RCN	=	221,371			
Heat/Cool Adj	+ 11.47	Depreciation (42%)	-	92,976			
Plumbing Adj	+ 10.79	Lump Sums	+	14,362			
Basement Adj	+ 0.00	RCNLD	=	142,757			
Adj Base Cost	= 127.17	Lot Value	+	59,493			
Total Area	x 1,529	Indicated Value	=	202,250			
Adjusted Cost	= 194,443	Value Per SqFt		132.28			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	142,757		
Lot Value	59,493		
Indicated Value	202,250	132.28	Per SqFt
Agland Value			
Site Improvements	1,426		
Total Value	203,676	133.21	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	515	30x5		150	23.76		3,564
WODC	Wood Deck - Covered	174538	32x16		512	28.05		14,362



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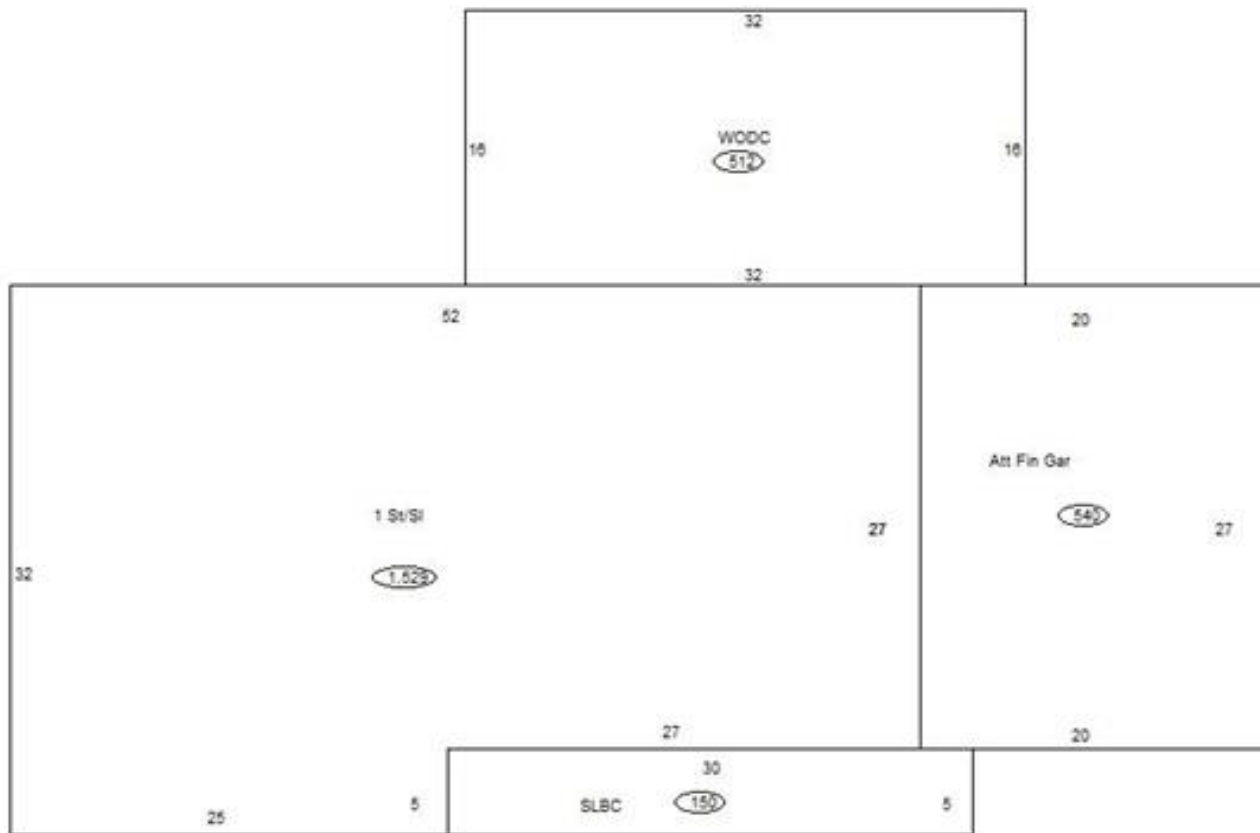
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,529	1.000	1,529
2	G	5		10	Att Fin Gar	540	1.000	540
3	M	PRCH		10	SLBC	150	1.000	150
4	M	WODC		10	WODC	512	1.000	512
Total Building Area						1,529		1,529



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x16x6	Plank	Composition Shingle	128
	Qual	2	Cond 3	Year 2010	Eff Age 12	
Valuation Summary		Modifier Total		RCN	Depr (46% Phys/ % Func)	RCNLD
Base Cost (20.63 x 128)		2,641		2,641	1,215	1,426