



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	660000183								
Parcel ID	000000-00-0-00735-002-0002								
Cadastral ID	01-20-15-04400								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	3						
Tax Area	80 - VERDIGRIS TOWN/ VERDIGRI								
Name ID	296798								
BUBP, CLARENCE J &									
CAROLYN A									
9045 E SHADY LN									
CLAREMORE OK 74019-0000									
Parcel Location					660000183_001.JPG 9/25/2025				
Situs	09045 E SHADY LN				660000183_001.JPG 9/25/2025				
Subdivision	SHADY LANE								
Lot/Block	0002 / 0002	Parcel Size	1 - Lots						
Sec/Twn/Rng	1 / 20 / 15 / 5								
Neighborhood	1116 - R-V03-SW VERDIGRIS								
School District	S008 - VERDIGRIS SCHOOLS								
Legal Description					Building Permits				
LOT 2 BLOCK 2 SHADY LANE									
Lat/Long: 36.24061313 -95.67174181									
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
HV	Veteran	Yes	999,999	24,322	1918/658	SEVERSON, BRADLEY N &	12/03/2007	158,000	YES
					1835/565	DIXON, A J & NORMA J	12/29/2006	146,667	YES
					1074/378	HEFLEY, TIMOTHY &	07/21/1997	16,000	Yes
					986/428	BUSHYHEAD, BRENT D	03/31/1995	10,000	Yes
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	
Remove Cap	2008	Land Value	61,980	29,188	11%	3,211	Assessed	24,322	2,532.69
Year Frozen	0	Improvements	199,999	191,923		21,111	Penalty	0	
Uncapped Value	0	Mobile Home	0	0	0	0	Exemption	24,322	-2,126.00
TIF Project ID	0	Total Value	261,979	221,111	24,322	Total Taxable	0	407.00	
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660000183	BUBP, CLARENCE J &			80	248,313	23614		395.00
2024	2024-660000183	BUBP, CLARENCE J &			80	245,083	22927		236.00
2023	2023-660000183	BUBP, CLARENCE J &			80	203,918	22258		229.00
2022	2022-660000183	BUBP, CLARENCE J &			80	207,601	20981		216.00
2021	2021-660000183	BUBP, CLARENCE J &			80	185,179	20370		210.00
2020	2020-660000183	BUBP, CLARENCE J &			80	183,954	19794		204.00
2019	2019-660000183	BUBP, CLARENCE J &			80	174,708	19218		198.00
2018	2018-660000183	BUBP, CLARENCE J &			80	179,549	19750		203.00
2017	2017-660000183	BUBP, CLARENCE J &			80	178,054	19586		202.00
2016	2016-660000183	BUBP, CLARENCE J &			80	173,453	19028		196.00
2015	2015-660000183	BUBP, CLARENCE J &			80	167,942	18474		190.00
2014	2014-660000183	BUBP, CLARENCE J &			80	170,926	18255		188.00
2013	2013-660000183	BUBP, CLARENCE J &			80	161,120	17723		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 1.0457 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 45,552.00 x 1.36 = 61,980 Factor Value Adjustments 1.0000 Lot Value 61,980		 <p>660000183_001.JPG 9/25/2025</p>

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	1,816 / 1,816
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,816
Fixture/RghIn	13 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	500 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1998 / 21

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 213,255 117.43 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 1 Indicated Value 6,920 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.70	Total Misc Impr	+ 11,715	Roofing Adj	+ 4.36	Garage Cost	+ 17,195
Subfloor Adj	+ -1.15	Total RCN	= 258,580	Heat/Cool Adj	+ 11.47	Depreciation (27%)	- 69,817
Plumbing Adj	+ 9.09	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 188,763
Adj Base Cost	= 126.47	Lot Value	+ 61,980	Total Area	x 1,816	Indicated Value	= 250,743
		Value Per SqFt	138.07	Adjusted Cost	= 229,670		

Value Reconciliation
Selected Approach Cost Approach Improvements 188,763 Lot Value 61,980 Indicated Value 250,743 138.07 Per SqFt Agland Value Site Improvements 11,236 Total Value 261,979 144.26 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	586	19x7		133	23.82		3,168
PRCH	SLAB PORCH - COVERED	587	14x7		98	23.96		2,348
PRCH	SLAB PORCH - COVERED	588	5x4		20	24.21		484
PATO	Patio - Open	174587	19x3		57	10.86		619



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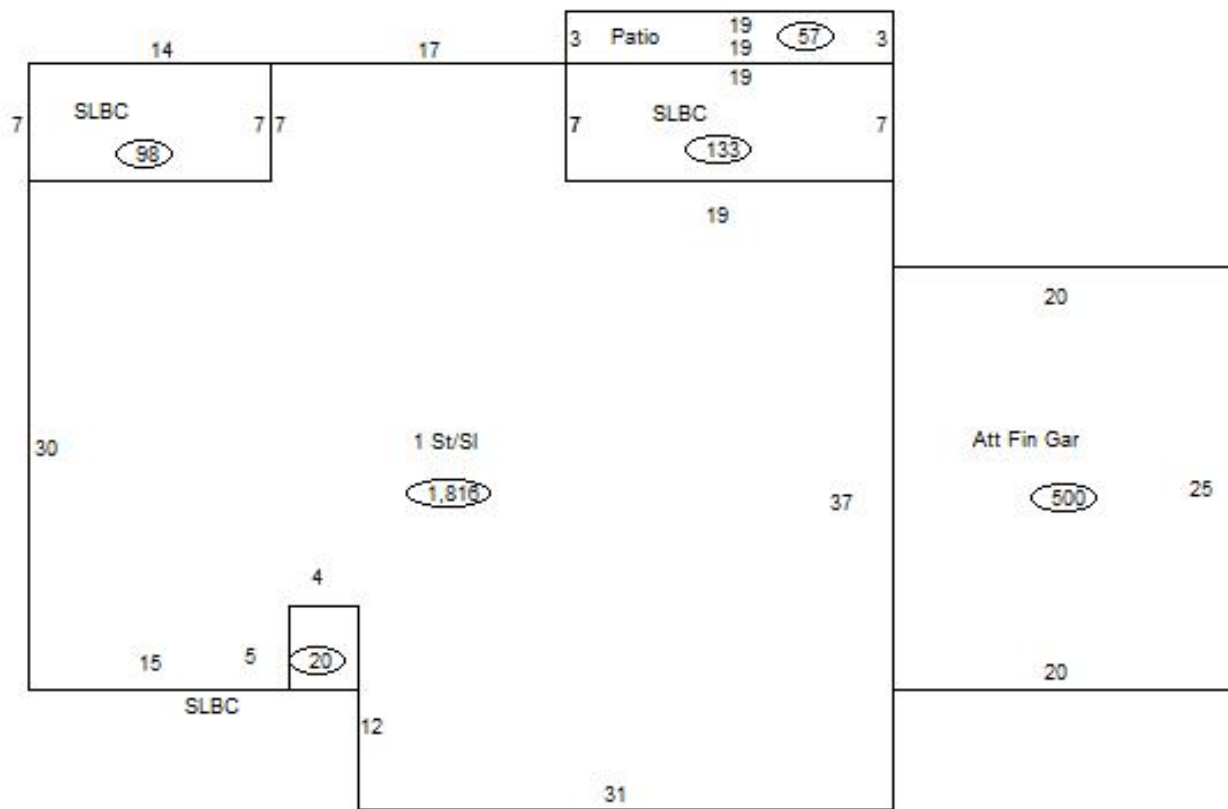
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,816	1.000	1,816
2	G	5		13	Att Fin Gar	500	1.000	500
3	M	PRCH		13	SLBC	133	1.000	133
4	M	PRCH		13	SLBC	98	1.000	98
5	M	PRCH		13	SLBC	20	1.000	20
6	M	PATO		13	Patio	57	1.000	57
Total Building Area						1,816		1,816



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	24x30x8	Concrete	Formed Metal	720
	Qual 2	Cond 3	Year 1999	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)		RCNLD
Base Cost (30.60 x 720)		22,032	22,032	10,796		11,236