



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 660000185 Parcel ID 000000-00-0-00735-002-0004 Cadastral ID 01-20-15-04420 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 65504 WEBB, DONNA E & FREDDY L TRUSTEES 9197 S SHADY LN CLAREMORE OK 74019-0000 Parcel Location Situs 09197 E SHADY LN Subdivision SHADY LANE Lot/Block 0004 / 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 Lot/Long: 36.24094582 -95.66954333										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>11-26</td> <td>R12-NEW 1000 SQ FT SOMETHING</td> <td>05/2011</td> <td>07/2011</td> <td>33,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	11-26	R12-NEW 1000 SQ FT SOMETHING	05/2011	07/2011	33,000																																																																																																	
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Lot Data	Square-Foot - NBHD 1116 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.0433 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 45,448.00 x 1.36 = 61,928 Factor Value Adjustments 1.0000 Lot Value 61,928		

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	1,748 / 1,748
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,748
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	612 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1979 / 35

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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	248,155	141.97	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	217,470		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	103.58	Total Misc Impr	+ 15,787				
Roofing Adj	+ 4.38	Garage Cost	+ 20,141				
Subfloor Adj	+ -1.15	Total RCN	= 260,406				
Heat/Cool Adj	+ 11.47	Depreciation (44%)	- 114,579				
Plumbing Adj	+ 10.14	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 145,827				
Adj Base Cost	= 128.42	Lot Value	+ 61,928				
Total Area	x 1,748	Indicated Value	= 207,755				
Adjusted Cost	= 224,478	Value Per SqFt	118.85				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	145,827		
Lot Value	61,928		
Indicated Value	207,755	118.85	Per SqFt
Agland Value			
Site Improvements	60,442		
Total Value	268,197	153.43	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	595	12x12		144	23.78		3,424
PRCH	SLAB PORCH - COVERED	596	26x7		182	23.63		4,301
PATO	SLAB PORCH - OPEN	597	30x12		360	8.24		2,966



Rogers

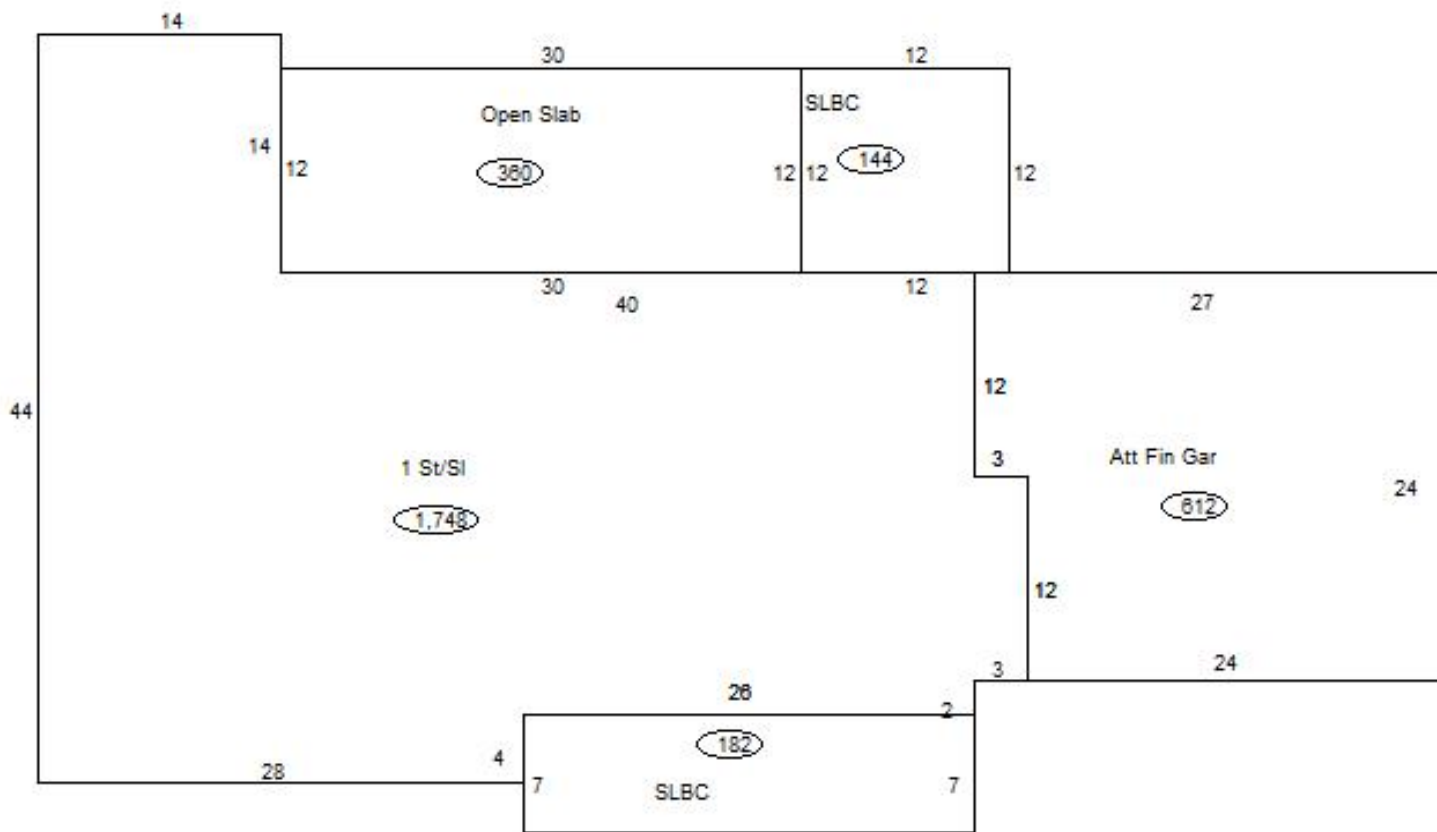
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Sketch Image

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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/SI	1,748	1.000	1,748
2	G	5		13	Att Fin Gar	612	1.000	612
3	M	PRCH		13	SLBC	144	1.000	144
4	M	PRCH		13	SLBC	182	1.000	182
5	M	PATO		13	Open Slab	360	1.000	360
Total Building Area						1,748		1,748



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Outbuildings/Site Improvements

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Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	UTIL	Utility Building	60x50x10	Concrete	Formed Metal	3,000		
	Qual	2	Cond	2	Year	2010	Eff Age	16
	Warm & Cooled Air		Total Area		3000	21,180		
	Valuation Summary		Modifier Total		RCN	Depr (37% Phys/ % Func)	RCNLD	
Base Cost (24.92 x 3,000)		74,760	21,180	95,940	35,498	60,442		