



# 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> 660000208 <b>Parcel ID</b> 000000-00-0-00735-003-0001 <b>Cadastral ID</b> 01-20-15-04650 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 3 <b>Tax Area</b> 80 - VERDIGRIS TOWN/ VERDIGRI <b>Name ID</b> 284923 TYGART, DELBERT LEE & RHONDA SUE-TRUSTEES  9012 E SHADY LN CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 09012 E SHADY LN <b>Subdivision</b> SHADY LANE <b>Lot/Block</b> 0001 / 0003 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 1 / 20 / 15 / 5 <b>Neighborhood</b> 1116 - R-V03-SW VERDIGRIS <b>School District</b> S008 - VERDIGRIS SCHOOLS					<p>660000208_001.JPG 9/25/2025</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.23990143 -95.67201799 LOT 1 BLOCK 3 SHADY LANE																																																																																																																									
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Lot Data	Square-Foot - NBHD 1116 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 1.5323 <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> 66,747.00 x 1.09 = 72,578 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 72,578		 <p>660000208_001.JPG 9/25/2025</p>

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>	1,750 / 1,750
<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>	1,750
<b>Fixture/RghIn</b>	13 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	420 Attached Garage - Finished 2 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>	188,324	107.61	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	3
<b>Indicated Value</b>	210,430 Per SqFt

Cost Approach				Manual : 01/2025	
<b>Base Cost</b>	109.28	<b>Total Misc Impr</b>	+	16,352	
<b>Roofing Adj</b>	+ 4.38	<b>Garage Cost</b>	+	15,166	
<b>Subfloor Adj</b>	+ -1.15	<b>Total RCN</b>	=	265,003	
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 44%)</b>	-	116,601	
<b>Plumbing Adj</b>	+ 9.44	<b>Lump Sums</b>	+	0	
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	148,402	
<b>Adj Base Cost</b>	= 133.42	<b>Lot Value</b>	+	72,578	
<b>Total Area</b>	x 1,750	<b>Indicated Value</b>	=	220,980	
<b>Adjusted Cost</b>	= 233,485	<b>Value Per SqFt</b>		126.27	

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	148,402		
<b>Lot Value</b>	72,578		
<b>Indicated Value</b>	220,980	126.27	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	17,648		
<b>Total Value</b>	238,628	136.36	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	630		202	202	23.56		4,759
PATO	SLAB PORCH - OPEN	631	25x12		300	8.39		2,517
PRCH	SLAB PORCH - COVERED	632	14x12		168	23.69		3,980



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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	1,750	1.000	1,750
2	G	5		13	Att Fin Gar	420	1.000	420
3	M	PRCH		13	SLBC	202	1.000	202
4	M	PATO		13	Open Slab	300	1.000	300
5	M	PRCH		13	SLBC	168	1.000	168
<b>Total Building Area</b>						<b>1,750</b>		<b>1,750</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small - PLASTIC - NCV	8x8x6	Base		64
	Qual	2.5	Cond 2	Year 2002	Eff Age 24	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (66% Phys/ 100% Func)</b>	<b>RCNLD</b>
	Base Cost (31.84 x 64)		2,038		2,038	2,038
	CPRV	Carport - RV	30x22x12	Dirt	Formed Metal	660
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (69% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (8.38 x 660)		5,531		5,531	3,816
	UTIL	Utility Building	35x30x10	Concrete	Formed Metal	1,050
	Qual	2	Cond 3	Year 1996	Eff Age 23	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (52% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (30.34 x 1,050)		31,857		31,857	16,566
	LNT0	Lean To - Attached	34x8x8	Dirt	Formed Metal	272
	Qual	3	Cond 3	Year 1996	Eff Age 23	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (75% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (9.44 x 272)		2,568		2,568	1,926