



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 01:56:49
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660000209 Parcel ID 000000-00-0-00735-003-0002 Cadastral ID 01-20-15-04660 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 173984 CARPENTER, GLENDA I 9172 E SHADY LN CLAREMORE OK 74019-0000 Parcel Location Situs 09172 E SHADY LN Subdivision SHADY LANE Lot/Block 0002 / 0003 Parcel Size .37 - Lots Sec/Twn/Rng 1 / 20 / 15 / 5 Neighborhood 1116 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>660000209_001.JPG 9/25/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.24017604 -95.66961853 PART OF LOT 2 BLOCK 3 SHADY LANE DESC ON 2717-69 AS COMM NW/C LOT 2; N 78.5957E 400' TO POB; N78.5957E 200'; S11.0003E 235 47'; S84.3400W 200.95'; N11.0003W 215.97' TO POB																																																																																																																									
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 Time 01:56:49
 Page 2

Lot Data		Square-Foot - NBHD 1116 #1	
Lot Size	0	0	
Lot Count	0.37		
Units Buildable	0		
Non-Ag Acres	1.07		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	46,607.00 x 1.34 = 62,508		
Factor Value			
Adjustments	1.0000		
Lot Value	62,508		



660000209_001.JPG 9/25/2025

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	2,348 / 2,348
Style	100% One Story
HVAC	100% Warmed & Cooled Air 100% Heat Pump
Roof Cover	1 Composition Shingle
Area on Slab	2,348
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1992 / 26

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	198,903 84.71 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	174,820 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	211,896
Lot Value	62,508
Indicated Value	274,404 116.87 Per SqFt
Agland Value	
Site Improvements	15,880
Total Value	290,284 123.63 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	93.52	Total Misc Impr	+	23,877
Roofing Adj	+ 4.13	Garage Cost	+	
Subfloor Adj	+ -1.09	Total RCN	=	325,994
Heat/Cool Adj	+ 24.56	Depreciation (35%)	-	114,098
Plumbing Adj	+ 7.55	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	211,896
Adj Base Cost	= 128.67	Lot Value	+	62,508
Total Area	x 2,348	Indicated Value	=	274,404
Adjusted Cost	= 302,117	Value Per SqFt		116.87

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	634	283		283	23.30		6,594
EPSW	Enclosed Porch - Solid Wall	635	18x10		180	62.16		11,189
PATO	SLAB PORCH - OPEN	118648	11x8		88	10.86		956
PATO	Patio - Open	173932	119		119	10.69		1,272
PATC	Patio - Covered	173933	18x13		234	16.52		3,866
SHLT	STORM SHELTER - AG IN HOUSE		1		1	0.00		



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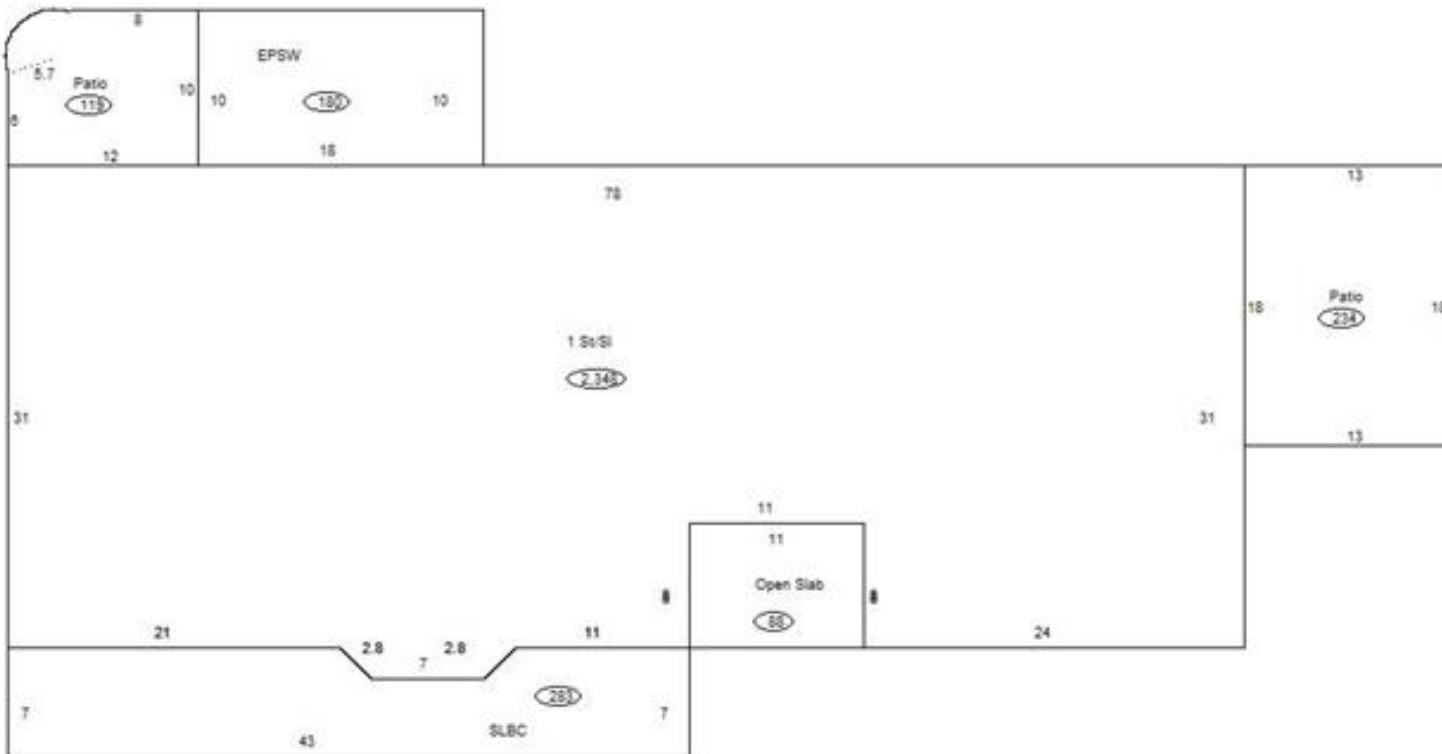
Date 04/17/2026

Time 01:56:49

Page 3

Sketch Image

660000209



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,348	1.000	2,348
2	M	PRCH		10	SLBC	283	1.000	283
3	M	EPSW		10	EPSW	180	1.000	180
4	M	PATO		10	Open Slab	88	1.000	88
5	M	PATO		10	Patio	119	1.000	119
6	M	PATC		10	Patio	234	1.000	234
Total Building Area						2,348		2,348



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 Page 4

660000209

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	CPAT	Carport - Attached	20x20x8	Base	Formed Metal	400	
	Qual	2	Cond 2	Year 2021	Eff Age 5		
	Valuation Summary		Modifier Total	RCN	Depr (31% Phys/ % Func)		RCNLD
		Base Cost (8.78 x 400)	3,512		3,512	1,089	2,423
	CPAT	Carport - Attached	10x20x8	Base	Formed Metal	200	
	Qual	2	Cond 2	Year 2021	Eff Age 5		
	Valuation Summary		Modifier Total	RCN	Depr (31% Phys/ % Func)		RCNLD
		Base Cost (8.78 x 200)	1,756		1,756	544	1,212
	ASC	Awning/Shelter/Carport	18x20x10	Gravel	Formed Metal	360	
	Qual	3	Cond 3	Year 2013	Eff Age 10		
	Valuation Summary		Modifier Total	RCN	Depr (43% Phys/ % Func)		RCNLD
		Base Cost (4.37 x 360)	1,573		1,573	676	897
	PCPT	Carport - Portable - NCV	24x30x10	Concrete	Formed Metal	720	
	Qual	3	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary		Modifier Total	RCN	Depr (53% Phys/ 100% Func)		RCNLD
		Base Cost (5.97 x 720)	4,298		4,298	4,298	
	LOAF	Loafing Shed	10x28x8	Dirt	Formed Metal	280	
	Qual	3	Cond 3	Year 1993	Eff Age 25		
	Valuation Summary		Modifier Total	RCN	Depr (68% Phys/ % Func)		RCNLD
		Base Cost (6.86 x 280)	1,921		1,921	1,306	615
	UTIL	SHOP BUILDING	22x34x0	Concrete	Formed Metal	748	
	Qual	2	Cond 3	Year 1993	Eff Age 25		
	Valuation Summary		Modifier Total	RCN	Depr (53% Phys/ % Func)		RCNLD
		Base Cost (30.53 x 748)	22,836		22,836	12,103	10,733