




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:59:35
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660000227 Parcel ID 000000-00-0-00738-001-0006 Cadastral ID 01-20-15-04840 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 312364 HINDS, DAVID 9203 E APPLE LN CLAREMORE OK 74019-0000 Parcel Location Situs 09203 E APPLE LN Subdivision SHEPHERD VALLEY Lot/Block 0006 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 15 / 5 Neighborhood 1117 - R-V04-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					 <p>660000227_002.JPG 9/25/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.24879624 -95.66805025 LOT 6 BLOCK 1 SHEPHERD VALLEY																																																																																																																									
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Date 04/17/2026
Time 02:59:36
Page 2

Lot Data	Square-Foot - NBHD 1117 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.3802	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	16,562.00 x 1.70 = 28,155	
Factor Value		
Adjustments	1.0000	
Lot Value	28,155	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	40% Veneer, Masonry 60% Frame, Siding, Wood
Base/Total Area	1,451 / 1,451
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,451
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	484 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1990 / 27



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	175,440	120.91	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	192,120 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	102.49	Total Misc Impr	+	9,983	
Roofing Adj	+ 4.56	Garage Cost	+	16,761	
Subfloor Adj	+ -1.18	Total RCN	=	211,079	
Heat/Cool Adj	+ 11.47	Depreciation (36%)	-	75,988	
Plumbing Adj	+ 9.70	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	135,091	
Adj Base Cost	= 127.04	Lot Value	+	28,155	
Total Area	x 1,451	Indicated Value	=	163,246	
Adjusted Cost	= 184,335	Value Per SqFt		112.51	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	135,091		
Lot Value	28,155		
Indicated Value	163,246	112.51	Per SqFt
Agland Value			
Site Improvements	6,367		
Total Value	169,613	116.89	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
PATO	SLAB PORCH - OPEN	700	8x6		48	10.86		521
PATC	Patio - Covered	701	294		294	14.85		4,366



Rogers

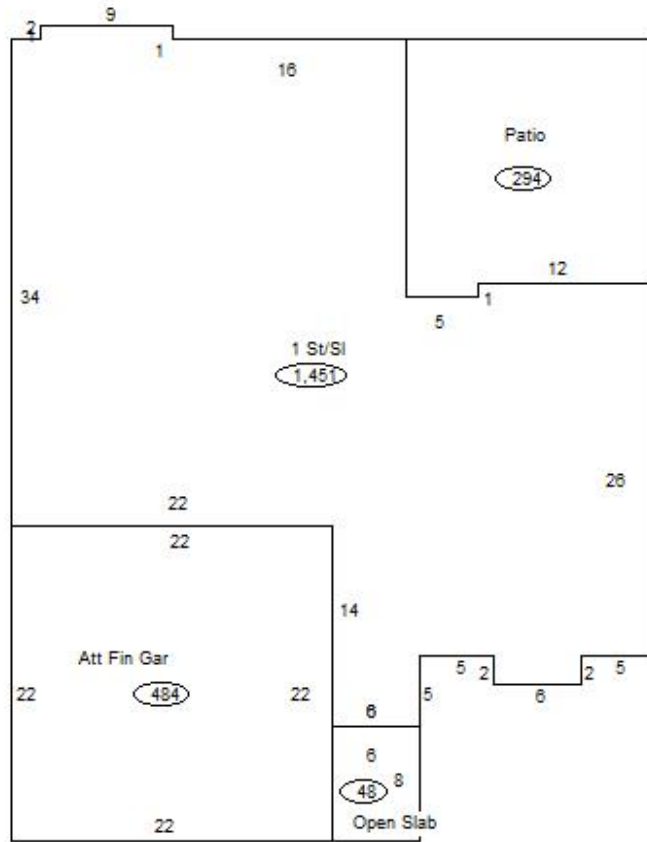
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Date 04/17/2026
 Time 02:59:36
 Page 3

Sketch Image

660000227



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,451	1.000	1,451
2	G	5		13	Att Fin Gar	484	1.000	484
3	M	PATO		13	Open Slab	48	1.000	48
4	M	PATC		13	Patio	294	1.000	294
Total Building Area						1,451		1,451



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Page 4

660000227

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	Garage - Detached	16x20x8	Plank	Composition Shingle	320
	Qual	2.5	Cond 3	Year 2010	Eff Age 12	
Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)		RCNLD
Base Cost (26.53 x 320)		8,490		8,490 2,123		6,367