




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:01:46
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660000267 Parcel ID 000000-00-0-00738-001-0046 Cadastral ID 01-20-15-05240 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 332607 TRAHAN, STEPHEN V 9282 E CHERRY LN CLAREMORE OK 74019-0000 Parcel Location Situs 09282 E CHERRY LN Subdivision SHEPHERD VALLEY Lot/Block 0046 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 15 / 5 Neighborhood 1117 - R-V04-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					 <p>660000267_001.JPG 9/25/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.24557659 -95.66590621 LOT 46 BLOCK 1 SHEPHERD VALLEY																																																																																																																									
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Date 04/17/2026
Time 02:01:46
Page 2

Lot Data	Square-Foot - NBHD 1117 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.3845 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 16,751.00 x 1.70 = 28,477 Factor Value Adjustments 1.0000 Lot Value 28,477		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Wood
Base/Total Area	1,395 / 1,395
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,395
Fixture/RghIn	16 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1998 / 21

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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	188,072	134.82	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	183,600		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	104.26	Total Misc Impr	+ 18,934				
Roofing Adj	+ 4.86	Garage Cost	+ 17,606				
Subfloor Adj	+ -2.30	Total RCN	= 225,381				
Heat/Cool Adj	+ 12.64	Depreciation (25%)	- 56,345				
Plumbing Adj	+ 15.91	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 169,036				
Adj Base Cost	= 135.37	Lot Value	+ 28,477				
Total Area	x 1,395	Indicated Value	= 197,513				
Adjusted Cost	= 188,841	Value Per SqFt	141.59				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	169,036		
Lot Value	28,477		
Indicated Value	197,513	141.59	Per SqFt
Agland Value			
Site Improvements	1,914		
Total Value	199,427	142.96	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	859	26x5		130	26.52		3,448
PRCH	SLAB PORCH - COVERED	860	27x12		324	25.91		8,395
PATO	Patio - Open	173980	12x11		132	11.18		1,476



Rogers

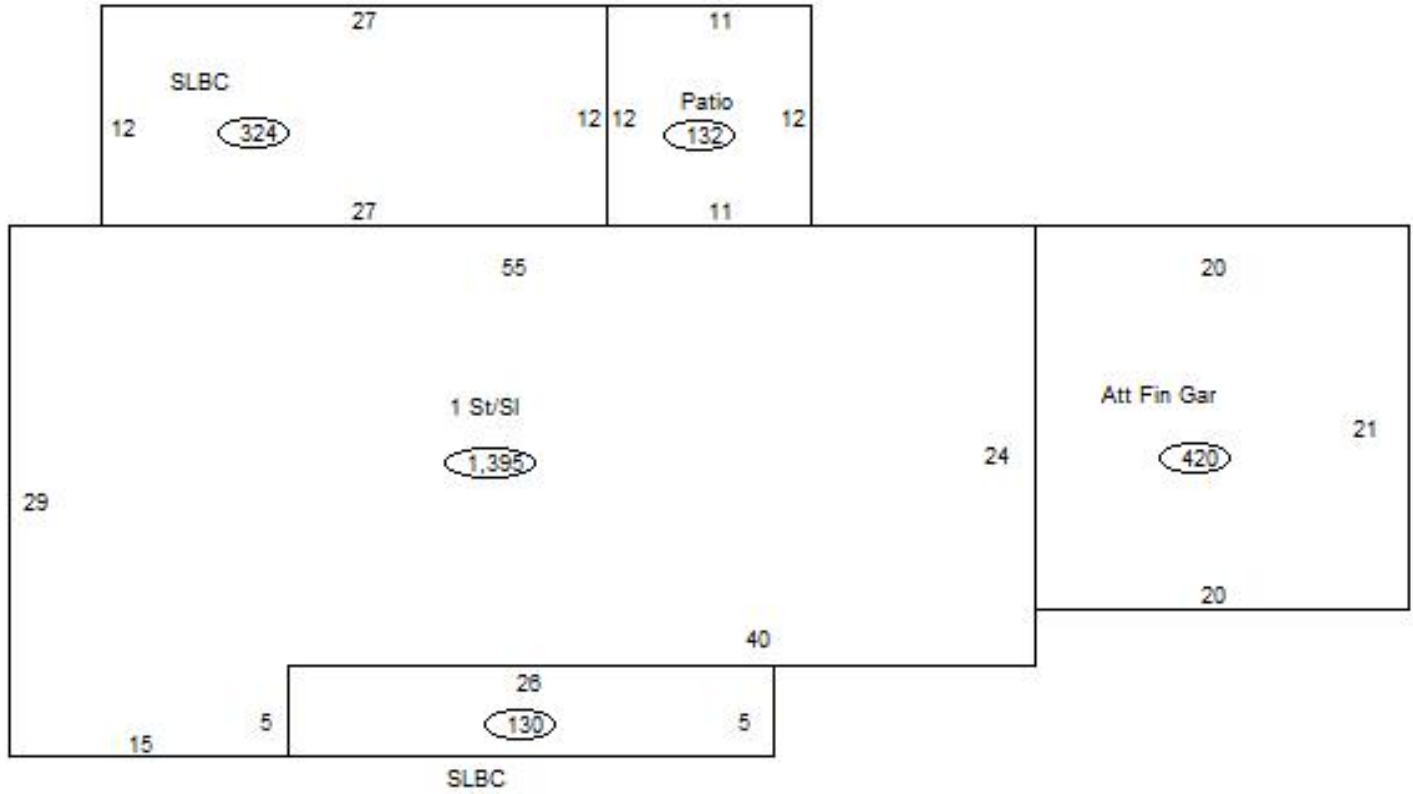
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 Time 02:01:46
 Page 3

Sketch Image

660000267



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,395	1.000	1,395
2	G	5		13	Att Fin Gar	420	1.000	420
3	M	PRCH		13	SLBC	130	1.000	130
4	M	PRCH		13	SLBC	324	1.000	324
5	M	PATO		13	Patio	132	1.000	132
Total Building Area						1,395		1,395



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Time 02:01:46
Page 4

660000267

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x14x8	Plank	Formed Metal	140
	Qual	2	Cond 3	Year 2017	Eff Age 7	
Valuation Summary			Modifier Total	RCN	Depr (32% Phys/ % Func)	RCNLD
Base Cost (20.11 x 140)		2,815		2,815	901	1,914