



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:01:48
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Assessment Data					Primary Image																																																																																																																				
Account 660000269 Parcel ID 000000-00-0-00738-001-0048 Cadastral ID 01-20-15-05260 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 332074 RIDDLE, GREGORY 9312 E CHERRY LN CLAREMORE OK 74019-0000 Parcel Location Situs 09312 E CHERRY LN Subdivision SHEPHERD VALLEY Lot/Block 0048 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 15 / 5 Neighborhood 1117 - R-V04-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>660000269_004.JPG 9/25/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.24553819 -95.66501334																																																																																																																									
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Lot Data	Square-Foot - NBHD 1117 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.3995 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 17,404.00 x 1.70 = 29,587 Factor Value Adjustments 1.0000 Lot Value 29,587		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Wood
Base/Total Area	1,621 / 1,621
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,621
Fixture/RghIn	12 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	484 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1999 / 20



GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	211,389	130.41	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	193,300		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	106.15	Total Misc Impr	+	18,224			
Roofing Adj	+ 4.90	Garage Cost	+	19,457			
Subfloor Adj	+ -2.31	Total RCN	=	251,280			
Heat/Cool Adj	+ 12.64	Depreciation (23%)	-	57,794			
Plumbing Adj	+ 10.39	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	193,486			
Adj Base Cost	= 131.77	Lot Value	+	29,587			
Total Area	x 1,621	Indicated Value	=	223,073			
Adjusted Cost	= 213,599	Value Per SqFt		137.61			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	193,486		
Lot Value	29,587		
Indicated Value	223,073	137.61	Per SqFt
Agland Value			
Site Improvements	1,646		
Total Value	224,719	138.63	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
EPSW	Enclosed Porch - Solid Wall	867	27x6		162	69.47		11,254
PATO	SLAB PORCH - OPEN	868	12x10		120	11.29		1,355



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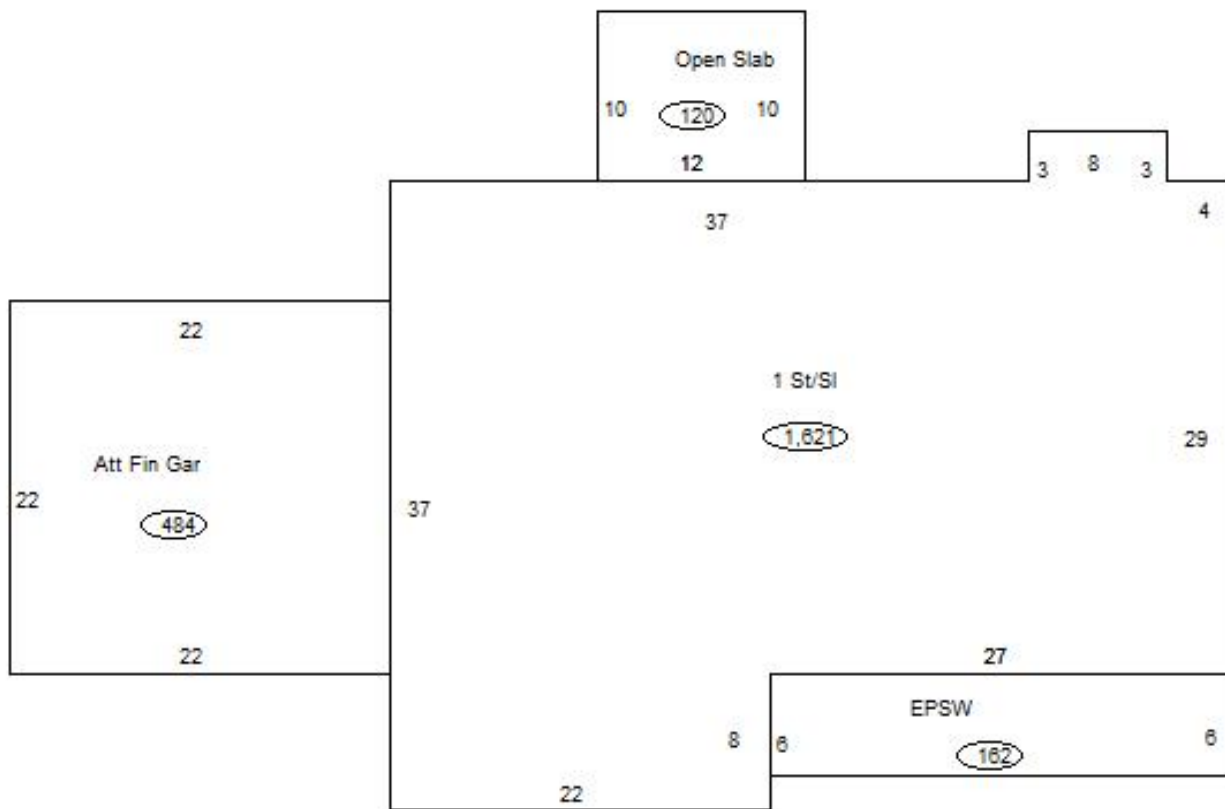
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Sketch Image

660000269



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,621	1.000	1,621
2	G	5		13	Att Fin Gar	484	1.000	484
3	M	EPSW		13	EPSW	162	1.000	162
4	M	PATO		13	Open Slab	120	1.000	120
Total Building Area						1,621		1,621



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	SHDS	Shed - Small	10x12x8	Plank	Formed Metal	120		
	Qual	2	Cond 3	Year	2015	Eff Age	8	
Valuation Summary		Modifier Total		RCN	Depr (37% Phys/ % Func)		RCNLD	
Base Cost (21.77 x 120)		2,612			2,612		966	1,646