



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 03:06:19
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Assessment Data					Primary Image																																																																																																																				
Account 660000284 Parcel ID 000000-00-0-00738-003-0004 Cadastral ID 01-20-15-05410 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 296319 FORST, DANIEL & DIANE 9341 E MULBERRY LN CLAREMORE OK 74019-0000					<p>660000284_001.JPG 9/28/2025</p>																																																																																																																				
Parcel Location Situs 25025 S WILLOW RD Subdivision SHEPHERD VALLEY Lot/Block 0004 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 15 / 5 Neighborhood 1117 - R-V04-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.24881099 -95.66479353 LOT 4 BLOCK 3 SHEPHERD VALLEY					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 1117 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.3962	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	17,258.00 x 1.70 = 29,339	
Factor Value		
Adjustments	1.0000	
Lot Value	29,339	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	60% Veneer, Stone 40% Frame, Siding, Wood
Base/Total Area	1,387 / 1,387
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,387
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	600 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1982 / 33

Cost Approach				Manual : 01/2025			
Base Cost	109.00	Total Misc Impr	+ 8,023	Garage Cost	+ 19,794	Total RCN	= 213,703
Roofing Adj	+ 4.61	Depreciation (43%)	- 91,892	Lump Sums	+ 0	RCNLD	= 121,811
Subfloor Adj	+ -1.21	Lot Value	+ 29,339	Indicated Value	= 151,150	Value Per SqFt	108.98
Heat/Cool Adj	+ 11.47						
Plumbing Adj	+ 10.15						
Basement Adj	+ 0.00						
Adj Base Cost	= 134.02						
Total Area	x 1,387						
Adjusted Cost	= 185,886						

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	167,358	120.66	Per SqFt

Direct Comparables			
Selection Model	A Adam Test		
Adjustment Model	1 2022 Residential		
Comparables	8		
Indicated Value	184,230		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	121,811		
Lot Value	29,339		
Indicated Value	151,150	108.98	Per SqFt
Agland Value			
Site Improvements			
Total Value	151,150	108.98	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	937	7x6		42	24.14		1,014
PATO	SLAB PORCH - OPEN	938	19x10		190	10.07		1,913



Rogers

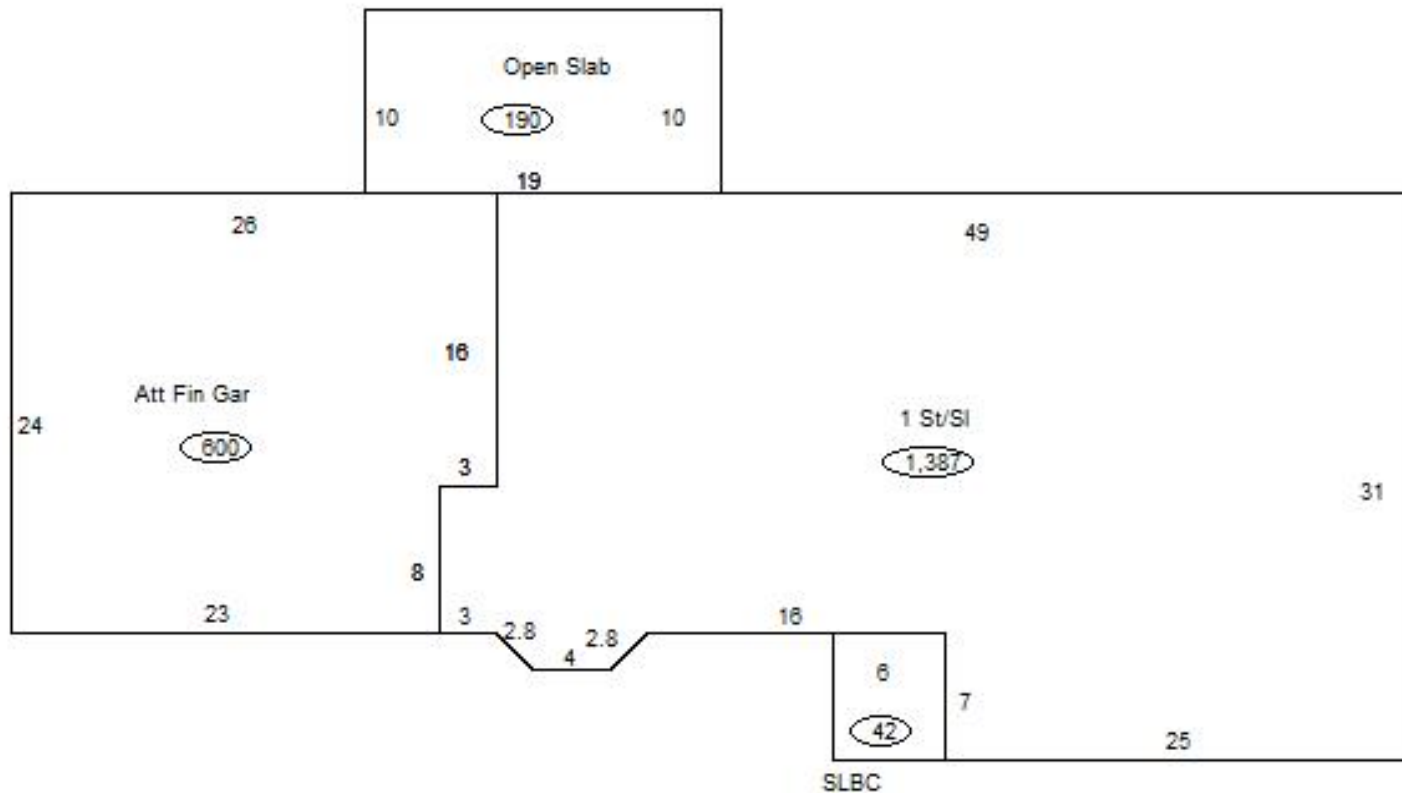
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Sketch Image

660000284



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,387	1.000	1,387
2	G	5		13	Att Fin Gar	600	1.000	600
3	M	PRCH		13	SLBC	42	1.000	42
4	M	PATO		13	Open Slab	190	1.000	190
Total Building Area						1,387		1,387