



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																	
Account 660000285 Parcel ID 000000-00-0-00738-003-0005 Cadastral ID 01-20-15-05420 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 338348 MORGAN, JACOB L 9413 E APPLE LN CLAREMORE OK 74019-0000 Parcel Location Situs 09413 E APPLE LN Subdivision SHEPHERD VALLEY Lot/Block 0005 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 15 / 5 Neighborhood 1117 - R-V04-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>660000285_002.JPG 9/28/2025</p>																																																	
Legal Description Lot/Long: 36.24885051 -95.66443372																																																						
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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																								
Number	Description	Opened	Closed	Amount																																																		
Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
H	Homestead	No	1,000		/	SFR3-020 LLC	05/03/2022	215,000	YES																																													
					/	FIXEDPROPERTIES LLC	03/31/2021	105,000	YES																																													
					/	COBLE, TERRY LYNN &	03/28/2021	83,000	YES																																													
					2596/339	COBLE, TERRY LYNN	12/01/2016	0	4																																													
					1437/261	LEMONS, NORMAN &	12/20/2002	94,000	YES																																													
					956/551	TUPPER, JANICE ESTATE	05/13/1994	70,000	Yes																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>104.132</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2023</td> <td>Land Value 65,105</td> <td>65,105</td> <td>11%</td> <td>7,162</td> <td>Assessed</td> <td>22,943</td> <td>2,389.10</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 143,468</td> <td>143,468</td> <td></td> <td>15,781</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 208,573</td> <td>208,573</td> <td></td> <td>22,943</td> <td>Total Taxable</td> <td>22,943</td> <td>2,389.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	Remove Cap	2023	Land Value 65,105	65,105	11%	7,162	Assessed	22,943	2,389.10	Year Frozen	0	Improvements 143,468	143,468		15,781	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 208,573	208,573		22,943	Total Taxable	22,943	2,389.00
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Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660000285	MORGAN, JACOB L	80	203,541	0	22,390	2,332.00																																															
2024	2024-660000285	MORGAN, JACOB L	80	215,000	0	23,650	2,267.00																																															
2023	2023-660000285	MORGAN, JACOB L	80	215,000	0	23,650	2,233.00																																															
2022	2022-660000285	MORGAN, JACOB L	80	105,000	0	11,550	1,110.00																																															
2021	2021-660000285	SFR3-020 LLC	80	143,169	1000	14,370	1,355.00																																															
2020	2020-660000285	COBLE, TERRY LYNN &	80	135,846	1000	13,922	1,316.00																																															
2019	2019-660000285	COBLE, TERRY LYNN &	80	131,704	1000	13,487	1,295.00																																															
2018	2018-660000285	COBLE, TERRY LYNN &	80	135,572	1000	13,403	1,287.00																																															
2017	2017-660000285	COBLE, TERRY LYNN &	80	134,432	1000	12,984	1,251.00																																															
2016	2016-660000285	COBLE, TERRY LYNN	80	130,751	1000	12,577	1,216.00																																															
2015	2015-660000285	COBLE, TERRY LYNN	80	127,882	1000	12,181	1,187.00																																															
2014	2014-660000285	COBLE, TERRY LYNN	80	133,940	1000	11,798	1,089.00																																															
2013	2013-660000285	COBLE, TERRY LYNN	80	128,003	1000	11,425	1,092.00																																															




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Lot Data	Square-Foot - NBHD 1117 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.3039 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 13,238.00 x 1.70 = 22,505 Factor Value Adjustments 2.8929 Lot Value 65,105		 <p>660000285_002.JPG 9/28/2025</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	10% Veneer, Masonry 90% Frame, Siding, Wood
Base/Total Area	1,495 / 1,495
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,495
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	462 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1985 / 31

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 182,957 122.38 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 6 Indicated Value 237,520 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	105.93	Total Misc Impr	+ 19,634	Roofing Adj	+ 4.97	Garage Cost	+ 18,817
Subfloor Adj	+ -2.31	Total RCN	= 235,193	Heat/Cool Adj	+ 12.64	Depreciation (39%)	- 91,725
Plumbing Adj	+ 10.37	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 143,468
Adj Base Cost	= 131.60	Lot Value	+ 65,105	Total Area	x 1,495	Indicated Value	= 208,573
		Value Per SqFt	139.51	Adjusted Cost	= 196,742		

Value Reconciliation
Selected Approach Cost Approach Improvements 143,468 Lot Value 65,105 Indicated Value 208,573 139.51 Per SqFt Agland Value Site Improvements Total Value 208,573 139.51 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	941	16x7		112	26.58		2,977
PRCH	SLAB PORCH - COVERED	942	287		287	26.03		7,471
PATC	Patio - Covered	173992	16x12		192	18.60		3,571



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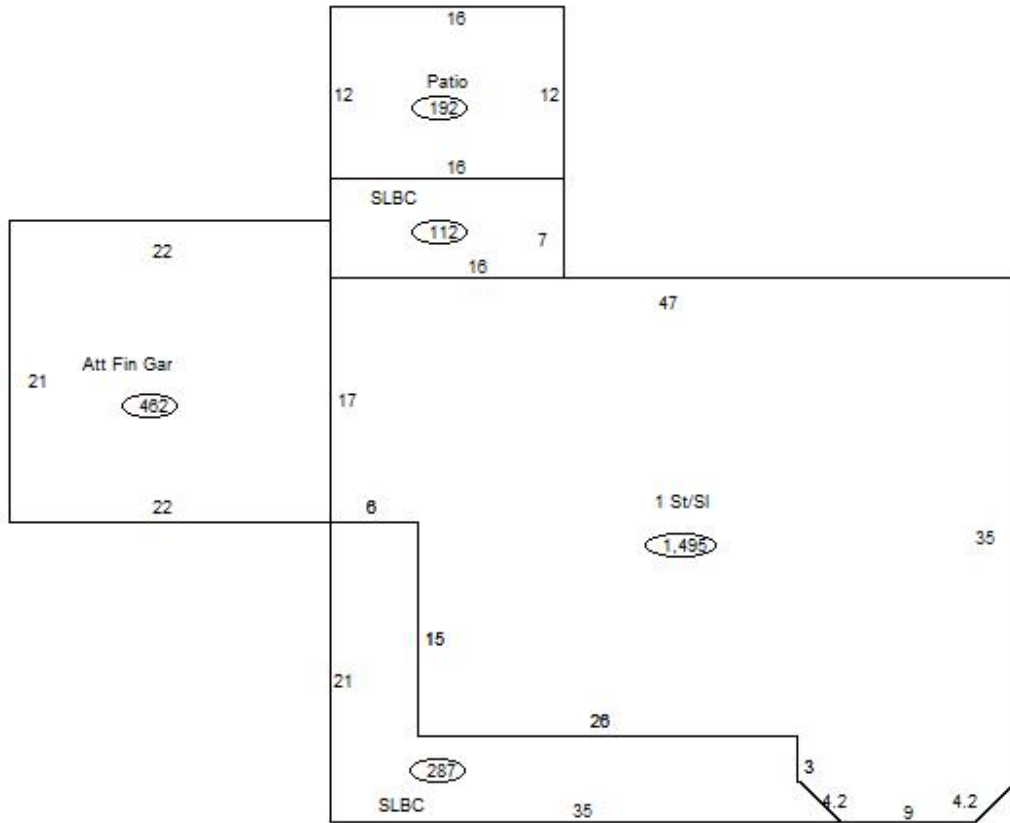
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,495	1.000	1,495
2	G	5		13	Att Fin Gar	462	1.000	462
3	M	PRCH		13	SLBC	112	1.000	112
4	M	PRCH		13	SLBC	287	1.000	287
5	M	PATC		13	Patio	192	1.000	192
Total Building Area						1,495		1,495