



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:27:32
Page 1

Assessment Data					Primary Image																													
Account	660000286																																	
Parcel ID	000000-00-0-00738-003-0006																																	
Cadastral ID	01-20-15-05430																																	
Property Type	REAL - Real Property																																	
Property Class	URP	VI Area 3																																
Tax Area	80 - VERDIGRIS TOWN/ VERDIGRI																																	
Name ID	305420																																	
BASKINGER, RONALD LOUIS																																		
9433 E APPLE LN CLAREMORE OK 74019-0000																																		
Parcel Location																																		
Situs	09433 E APPLE LN																																	
Subdivision	SHEPHERD VALLEY																																	
Lot/Block	0006 / 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: 36.24880880 -95.66400505																																		
Building Permits																																		
LOT 6 BLOCK 3 SHEPHERD VALLEY																																		
<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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																									
Number	Description	Opened	Closed	Amount																														
Exemptions																																		
Code	Type	Active	Maximum	Exemption	Sale History																													
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code																									
					2190/242	KOEHLER, ROGER W	08/24/2011	106,000	YES																									
					2177/176	US BANK NATL ASSOC	06/16/2011	60,000	3																									
					2060/709	BRADLEY, BILLY L &	09/21/2009	0	10																									
					1778/561	WALKE, MICHELLE M & JOHN H	05/30/2006	120,000	YES																									
					1147/368	STIPP, FREDRICK D	12/16/1998	83,500	No																									
Parcel Valuation																																		
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax																										
Remove Cap	0	Land Value	23,632	21,786	11%	2,396	Assessed	14,560	1,516.16																									
Year Frozen	0	Improvements	135,334	110,580		12,164	Penalty	0																										
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-87.00																									
TIF Project ID	0	Total Value	158,966	132,366		14,560	Total Taxable	13,560	1,429.00																									
Assessment History																																		
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																											
2025	2025-660000286	BASKINGER, RONALD LOUIS	80	148,379	1000	13,137	1,385.00																											
2024	2024-660000286	BASKINGER, RONALD LOUIS	80	164,684	1000	12,725	1,230.00																											
2023	2023-660000286	BASKINGER, RONALD LOUIS	80	121,134	1000	12,325	1,174.00																											
2022	2022-660000286	BASKINGER, RONALD LOUIS	80	117,642	1000	11,941	1,158.00																											
2021	2021-660000286	BASKINGER, RONALD LOUIS	80	121,645	1000	12,317	1,163.00																											
2020	2020-660000286	BASKINGER, RONALD LOUIS	80	117,534	1000	11,929	1,129.00																											
2019	2019-660000286	BASKINGER, RONALD LOUIS	80	114,637	1000	11,610	1,116.00																											
2018	2018-660000286	BASKINGER, RONALD LOUIS	80	119,479	1000	12,143	1,167.00																											
2017	2017-660000286	BASKINGER, RONALD LOUIS	80	118,460	1000	12,031	1,160.00																											
2016	2016-660000286	BASKINGER, RONALD LOUIS	80	115,360	1000	11,690	1,131.00																											
2015	2015-660000286	BASKINGER, RONALD LOUIS	80	115,014	1000	11,652	1,135.00																											
2014	2014-660000286	BASKINGER, RONALD LOUIS	80	122,212	1000	11,664	1,076.00																											
2013	2013-660000286	BASKINGER, RONALD LOUIS	80	115,199	1000	11,296	1,080.00																											



Rogers

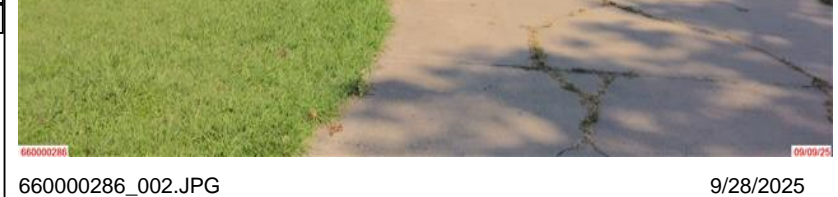
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Date 04/18/2026
Time 07:27:32
Page 2

Lot Data	Square-Foot - NBHD 1117 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.3191 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 13,901.00 x 1.70 = 23,632 Factor Value Adjustments 1.0000 Lot Value 23,632		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	1,580 / 1,580
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,580
Fixture/RghIn	13 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	480 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1983 / 32



GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	170,508	107.92	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	176,330		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	101.42	Total Misc Impr	+	14,758			
Roofing Adj	+ 4.46	Garage Cost	+	16,646			
Subfloor Adj	+ -1.15	Total RCN	=	231,511			
Heat/Cool Adj	+ 11.47	Depreciation (42%)	-	97,235			
Plumbing Adj	+ 10.45	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	134,276			
Adj Base Cost	= 126.65	Lot Value	+	23,632			
Total Area	x 1,580	Indicated Value	=	157,908			
Adjusted Cost	= 200,107	Value Per SqFt		99.94			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	134,276		
Lot Value	23,632		
Indicated Value	157,908	99.94	Per SqFt
Agland Value			
Site Improvements	1,058		
Total Value	158,966	100.61	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	Porch	945	4x3		12	24.23		291
EPSW	Enclosed Porch - Solid Wall	946	15x10		150	62.47		9,371



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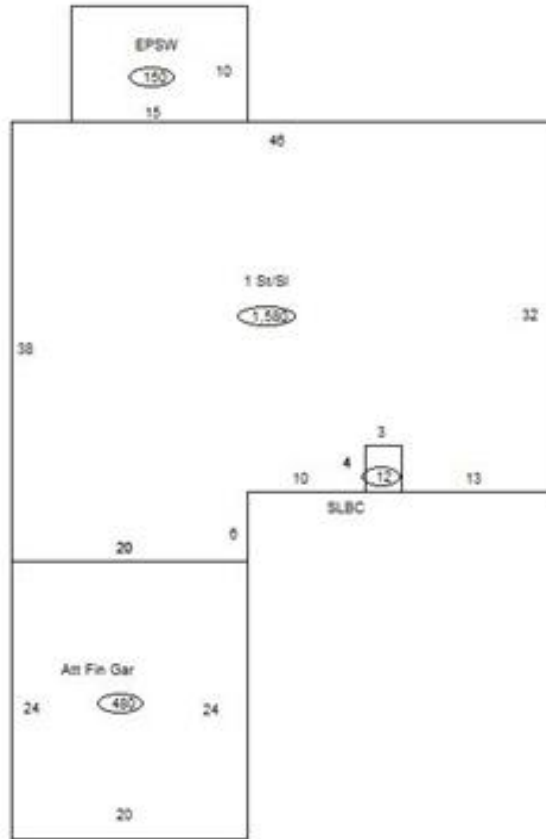
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Date 04/18/2026
 Time 07:27:32
 Page 3

Sketch Image

660000286



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,580	1.000	1,580
2	G	5		13	Att Fin Gar	480	1.000	480
3	M	PRCH		13	SLBC	12	1.000	12
4	M	EPSW		13	EPSW	150	1.000	150
Total Building Area						1,580		1,580



Rogers


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Date 04/18/2026
Time 07:27:32
Page 4

660000286

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PERG	Pergola	18x14x12	Concrete		252
	Qual 2	Cond 2.5	Year 2000	Eff Age 23		
Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)		RCNLD
Base Cost (12.00 x 252)		3,024		3,024		1,966
						1,058