



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:01:59
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660000293 Parcel ID 000000-00-0-00738-004-0002 Cadastral ID 01-20-15-05500 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 262945 SEWELL, DOUGLAS L & KAREN M 9244 E APPLE LN CLAREMORE OK 74019-0000 Parcel Location Situs 09244 E APPLE LN Subdivision SHEPHERD VALLEY Lot/Block 0002 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 15 / 5 Neighborhood 1117 - R-V04-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>660000293_001.JPG 9/28/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.24828148 -95.66705363 LOT 2 BLOCK 4 SHEPHERD VALLEY																																																																																																																									
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Date 04/17/2026
Time 02:01:59
Page 2

Lot Data	Square-Foot - NBHD 1117 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.3783 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 16,477.00 x 1.70 = 28,011 Factor Value Adjustments 1.0000 Lot Value 28,011		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Vinyl
Base/Total Area	1,509 / 1,509
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,509
Fixture/RghIn	12 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	528 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1983 / 32

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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	194,710	129.03	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	178,020 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	105.10	Total Misc Impr	+	17,664	
Roofing Adj	+ 4.80	Garage Cost	+	20,840	
Subfloor Adj	+ -2.42	Total RCN	=	236,621	
Heat/Cool Adj	+ 12.64	Depreciation (40%)	-	94,648	
Plumbing Adj	+ 11.17	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	141,973	
Adj Base Cost	= 131.29	Lot Value	+	28,011	
Total Area	x 1,509	Indicated Value	=	169,984	
Adjusted Cost	= 198,117	Value Per SqFt		112.65	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	141,973		
Lot Value	28,011		
Indicated Value	169,984	112.65	Per SqFt
Agland Value			
Site Improvements	6,811		
Total Value	176,795	117.16	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	974	28x7		196	26.32		5,159
PRCH	SLAB PORCH - COVERED	975	24x11		264	26.10		6,890



Rogers

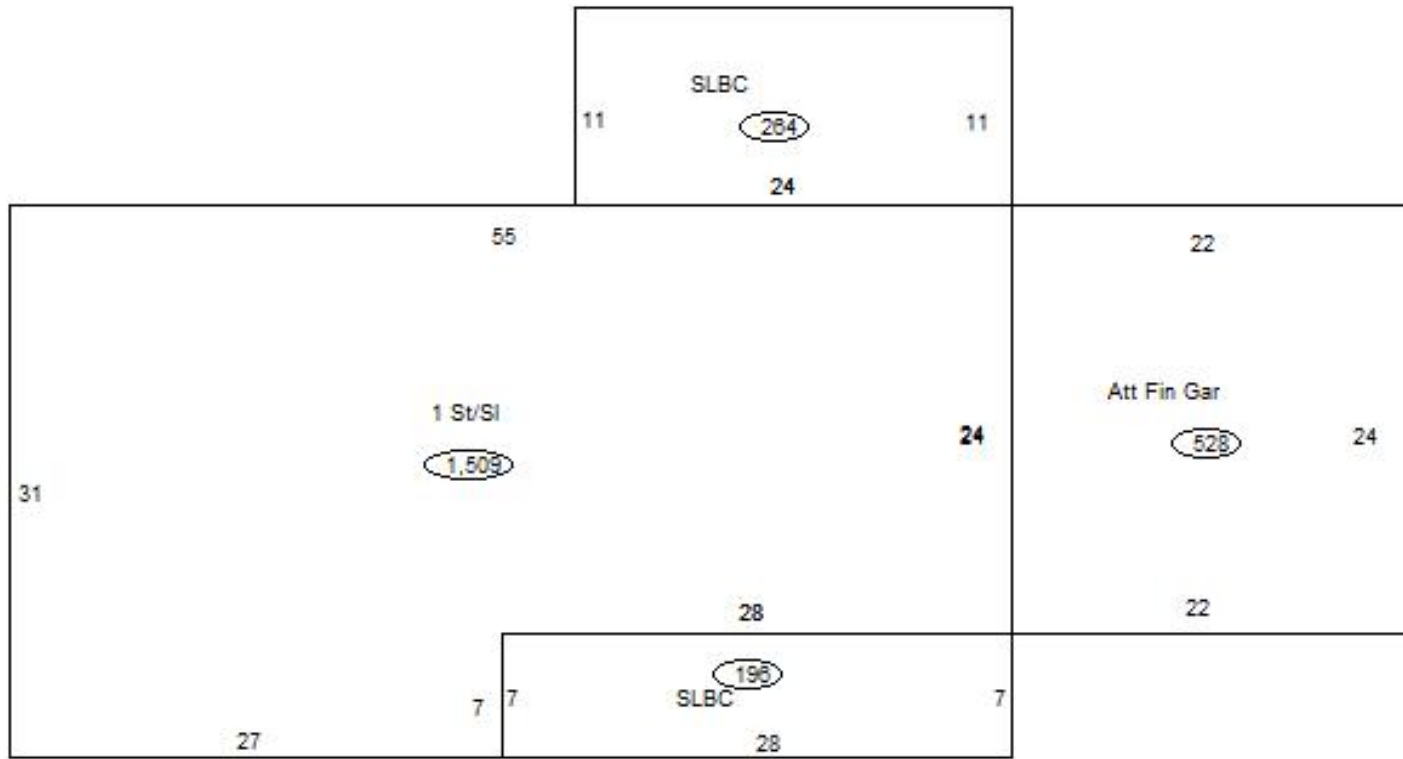
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Date 04/17/2026
 Time 02:01:59
 Page 3

Sketch Image

660000293



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,509	1.000	1,509
2	G	5		13	Att Fin Gar	528	1.000	528
3	M	PRCH		13	SLBC	196	1.000	196
4	M	PRCH		13	SLBC	264	1.000	264
Total Building Area						1,509		1,509



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Page 4

660000293

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	14x24x8	Concrete	Composition Shingle	336
	Qual 3	Cond 3.5	Year 2005	Eff Age 15		
Valuation Summary		Modifier Total	RCN	Depr (34% Phys/ % Func)		RCNLD
Base Cost (30.71 x 336)		10,319	10,319	3,508		6,811