



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:02:05
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660000296 Parcel ID 000000-00-0-00738-004-0005 Cadastral ID 01-20-15-05530 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 307423 GOODMAN, GUILA S 9756 E MIRAGE DR CLAREMORE OK 74019-0000 Parcel Location Situs 09322 E APPLE LN Subdivision SHEPHERD VALLEY Lot/Block 0005 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 15 / 5 Neighborhood 1117 - R-V04-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>660000296_002.JPG 9/28/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.24826766 -95.66581192 LOT 5 BLOCK 4 SHEPHERD VALLEY																																																																																																																									
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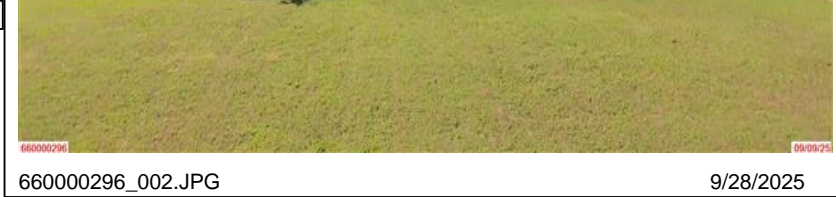
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Lot Data	Square-Foot - NBHD 1117 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.3878	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	16,891.00 x 1.70 = 28,715	
Factor Value		
Adjustments	1.0000	
Lot Value	28,715	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	1,382 / 1,382
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,382
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	483 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1996 / 23



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	175,220	126.79	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	179,900		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.17	Total Misc Impr	+	5,781			
Roofing Adj	+ 4.52	Garage Cost	+	16,731			
Subfloor Adj	+ -1.20	Total RCN	=	193,382			
Heat/Cool Adj	+ 11.47	Depreciation (30%)	-	58,015			
Plumbing Adj	+ 6.68	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	135,367			
Adj Base Cost	= 123.64	Lot Value	+	28,715			
Total Area	x 1,382	Indicated Value	=	164,082			
Adjusted Cost	= 170,870	Value Per SqFt		118.73			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	135,367		
Lot Value	28,715		
Indicated Value	164,082	118.73	Per SqFt
Agland Value			
Site Improvements	3,736		
Total Value	167,818	121.43	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	987	14x5		70	24.05		1,684
PATC	Patio - Covered	988	16x10		160	18.08		2,893
PATO	Patio - Open	174004	14x8		112	10.75		1,204



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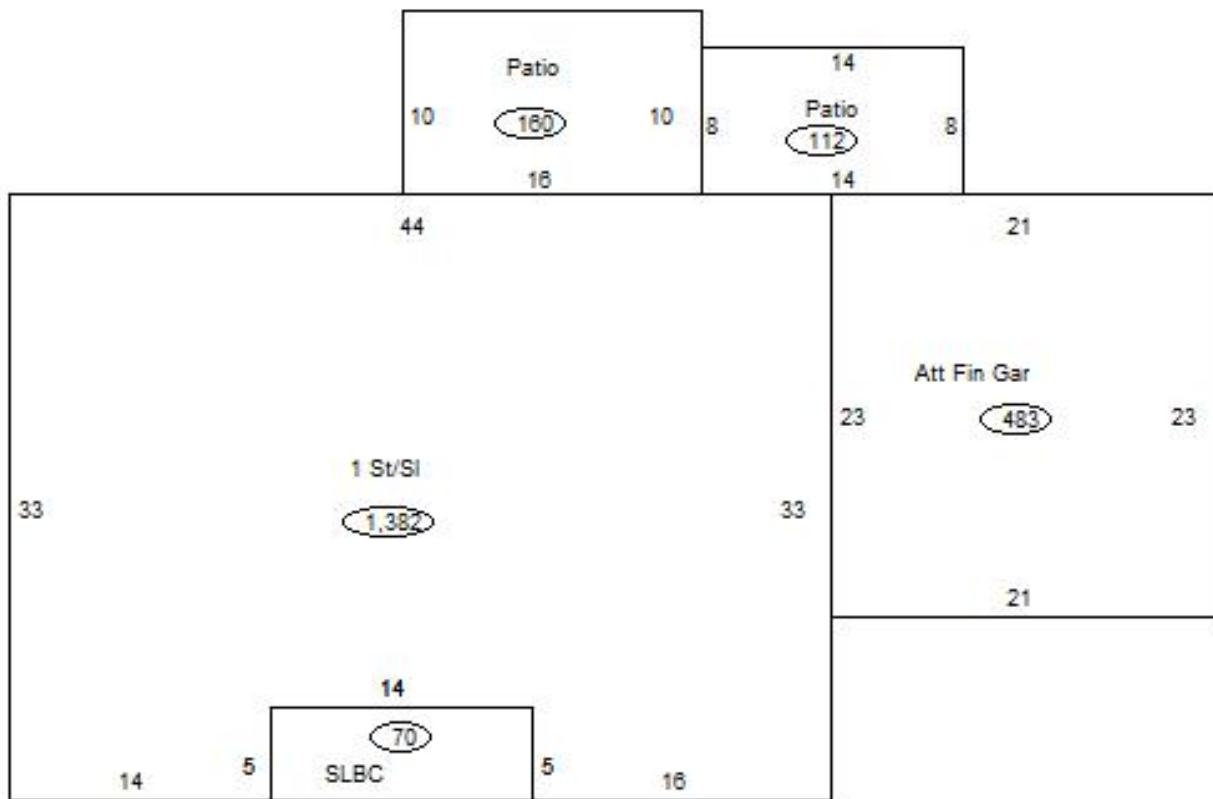
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Sketch Image

660000296



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,382	1.000	1,382
2	G	5		13	Att Fin Gar	483	1.000	483
3	M	PRCH		13	SLBC	70	1.000	70
4	M	PATC		13	Patio	160	1.000	160
5	M	PATO		13	Patio	112	1.000	112
Total Building Area						1,382		1,382



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small	12x12x8	Plank	Composition Shingle	144	
	Qual	3	Cond 3	Year 2015	Eff Age 8		
		Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
		Base Cost (25.00 x 144)	3,600		3,600	1,332	2,268
	WODO	Wood Deck - Open	8x12x0	Plank		96	
	Qual	3	Cond 3	Year 2015	Eff Age 8		
		Valuation Summary		Modifier Total	RCN	Depr (44% Phys/ % Func)	RCNLD
		Base Cost (27.30 x 96)	2,621		2,621	1,153	1,468