



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 660000297 Parcel ID 000000-00-0-00738-004-0006 Cadastral ID 01-20-15-05540 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 306863 CARDEN, TRICIA-MARIE A 9344 E APPLE LN CLAREMORE OK 74019-0000 Parcel Location Situs 09344 E APPLE LN Subdivision SHEPHERD VALLEY Lot/Block 0006 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 15 / 5 Neighborhood 1117 - R-V04-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>660000297_001.JPG 9/28/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.24829680 -95.66550108 LOT 6 BLOCK 4 SHEPHERD VALLEY																																																																																																																									
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Lot Data	Square-Foot - NBHD 1117 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.3862 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 16,825.00 x 1.70 = 28,603 Factor Value Adjustments 1.0000 Lot Value 28,603		<p>660000297_001.JPG 9/28/2025</p>

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Vinyl
Base/Total Area	1,548 / 1,548
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,548
Fixture/RghIn	13 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1979 / 32

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	159,539	103.06	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	165,860		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	104.31	Total Misc Impr	+ 8,059	Garage Cost	+ 15,166	Total RCN	= 224,109
Roofing Adj	+ 4.48	Depreciation (42%)	- 94,126	Lump Sums	+ 0	RCNLD	= 129,983
Subfloor Adj	+ -1.15	Lot Value	+ 28,603	Indicated Value	= 158,586	Value Per SqFt	102.45
Heat/Cool Adj	+ 11.47						
Plumbing Adj	+ 10.66						
Basement Adj	+ 0.00						
Adj Base Cost	= 129.77						
Total Area	x 1,548						
Adjusted Cost	= 200,884						

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	129,983		
Lot Value	28,603		
Indicated Value	158,586	102.45	Per SqFt
Agland Value			
Site Improvements	1,254		
Total Value	159,840	103.26	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	991	4x4		16	24.22	388
PATC	Patio - Covered	992	14x10		140	18.39	2,575



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small	8x10x6	Plank	Composition Shingle	80	
	Qual	2	Cond 3	Year	2015	Eff Age	8
		Valuation Summary	Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD	
		Base Cost (24.87 x 80)	1,990		1,990	736	1,254