



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 02:02:09
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Assessment Data					Primary Image																																																																																																																				
Account 660000301 Parcel ID 000000-00-0-00738-004-0010 Cadastral ID 01-20-15-05580 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 339429 LPU GROUP INVESTMENTS LLC PO BOX 700176 TULSA OK 74170-0000 Parcel Location Situs 09377 E MULBERRY LN Subdivision SHEPHERD VALLEY Lot/Block 0010 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 15 / 5 Neighborhood 1117 - R-V04-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>660000301_002.JPG 9/28/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.24790525 -95.66508985																																																																																																																									
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Lot Data	Square-Foot - NBHD 1117 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.3937 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 17,147.00 x 1.70 = 29,150 Factor Value Adjustments 1.0000 Lot Value 29,150		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	60% Veneer, Stone 40% Frame, Siding, Wood
Base/Total Area	1,450 / 1,450
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,450
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	504 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1980 / 35

660000301_002.JPG	9/28/2025
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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	179,704	123.93	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	170,620 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	112.48	Total Misc Impr	+	13,519			
Roofing Adj	+ 4.91	Garage Cost	+	20,094			
Subfloor Adj	+ -2.37	Total RCN	=	234,235			
Heat/Cool Adj	+ 12.64	Depreciation (43%)	-	100,721			
Plumbing Adj	+ 10.70	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	133,514			
Adj Base Cost	= 138.36	Lot Value	+	29,150			
Total Area	x 1,450	Indicated Value	=	162,664			
Adjusted Cost	= 200,622	Value Per SqFt		112.18			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	133,514		
Lot Value	29,150		
Indicated Value	162,664	112.18	Per SqFt
Agland Value			
Site Improvements	1,190		
Total Value	163,854	113.00	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	1008	108		108	26.59		2,872
PATO	SLAB PORCH - OPEN	1009	300		300	8.87		2,661
PATO	Patio - Open	174013	20x12		240	9.88		2,371



Rogers

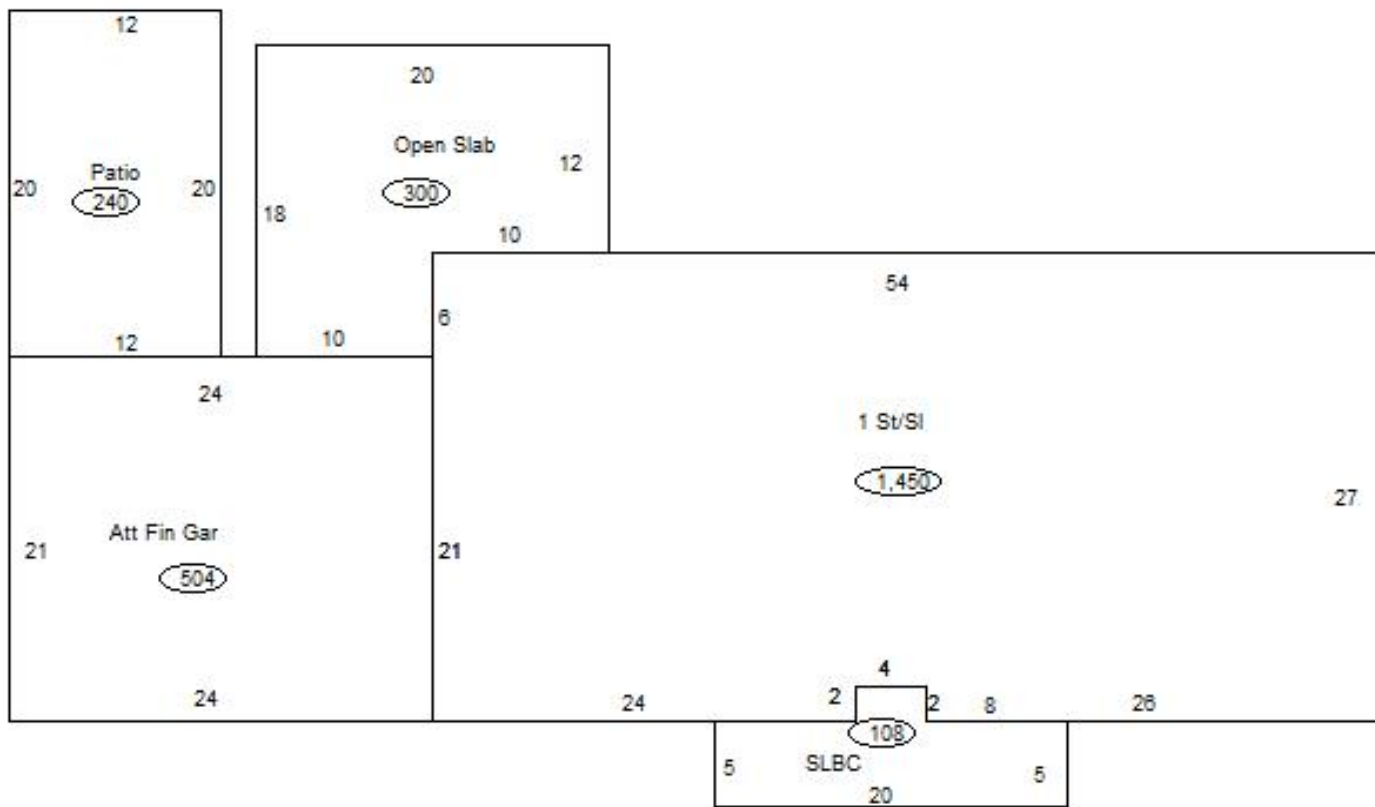
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Sketch Image

660000301



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,450	1.000	1,450
2	G	5		13	Att Fin Gar	504	1.000	504
3	M	PRCH		13	SLBC	108	1.000	108
4	M	PATO		13	Open Slab	300	1.000	300
5	M	PATO		13	Patio	240	1.000	240
Total Building Area						1,450		1,450



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x10x8	Plank	Composition Shingle	100
	Qual	2	Cond 3	Year 2010	Eff Age 12	
Valuation Summary		Modifier Total		RCN	Depr (46% Phys/ % Func)	RCNLD
Base Cost (22.03 x 100)		2,203		2,203	1,013	1,190