Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data

Account 660000302
Parcel ID 000000-00-0-00738-004-0011
Cadastral ID 01-20-15-05590
Property Type REAL - Real Property
Property Class URP **VI Area** 3
Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI
Name ID 261419

FORST, DANIEL L &

DIANE M
9341 E MULBERRY LN
CLAREMORE OK 74019-0000

Parcel Location

Situs 09341 E MULBERRY LN
Subdivision SHEPHERD VALLEY
Lot/Block 0011 / 0004 **Parcel Size** 1 - Lots
Sec/Twn/Rng 1 / 20 / 15 / 5
Neighborhood 1117 - R-V04-SW VERDIGRIS
School District S008 - VERDIGRIS SCHOOLS

Primary Image

660000302_001.JPG 9/28/2025

Legal Description

Lat/Long: 36.24786609 -95.66537783

LOT 11 BLOCK 4 SHEPHERD VALLEY

Building Permits

Number	Description	Opened	Closed	Amount

Exemptions

Code	Type	Active	Maximum	Exemption
H	Homestead	Yes	1,000	1,000

Sale History

Bk/Pg	Grantor	Date	Price	Code
999/272	MILAM, DAVID A	08/10/1995	78,000	Yes

Parcel Valuation

Source	REAL
Remove Cap	0
Year Frozen	2025
Uncapped Value	0
TIF Project ID	0

	Fair Cash	Capped	Asmnt Level	Assessed
Land Value	28,881	24,331	11%	2,676
Improvements	158,078	133,171		14,648
Mobile Home	0	0		0
Total Value	186,959	157,502		17,324

Levy Rate	104.132	Current Tax
Assessed	17,324	1,803.98
Penalty	0	
Exemption	1,000	-87.00
Total Taxable	16,324	1,717.00

Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660000302	FORST, DANIEL L &	80	170,806	1000	16,324	1,717.00
2024	2024-660000302	FORST, DANIEL L &	80	183,969	1000	15,820	1,526.00
2023	2023-660000302	FORST, DANIEL L &	80	148,462	1000	15,331	1,457.00
2022	2022-660000302	FORST, DANIEL L &	80	148,521	1000	15,337	1,484.00
2021	2021-660000302	FORST, DANIEL L &	80	155,535	1000	15,581	1,469.00
2020	2020-660000302	FORST, DANIEL L &	80	149,632	1000	15,098	1,426.00
2019	2019-660000302	FORST, DANIEL L &	80	142,079	1000	14,629	1,404.00
2018	2018-660000302	FORST, DANIEL L &	80	146,669	1000	14,934	1,433.00
2017	2017-660000302	FORST, DANIEL L &	80	145,232	1000	14,470	1,392.00
2016	2016-660000302	FORST, DANIEL L &	80	141,461	1000	14,019	1,354.00
2015	2015-660000302	FORST, DANIEL L &	80	137,710	1000	13,582	1,322.00
2014	2014-660000302	FORST, DANIEL L &	80	146,807	1000	13,157	1,213.00
2013	2013-660000302	FORST, DANIEL L &	80	138,892	1000	12,745	1,217.00

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Lot Data

Square-Foot - NBHD 1117 #1

Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.39	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
		0
Method	Square-Foot	
Base Lot Value	16,989.00 x 1.70 = 28,881	
Factor Value		
Adjustments	1.0000	
Lot Value	28,881	

Primary Image

660000302_001.JPG 9/28/2025

Residential Data

Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	55% Veneer, Masonry 45% Frame, Siding, Wood
Base/Total Area	1,698 / 1,698
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,698
Fixture/Rghln	13 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1980 / 35

GRM Approach

GRM Code		
Gross Rent	0.00	
Indicated Value		

Multiple Regression

MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	198,243	116.75	**Per SqFt**

Direct Comparables

Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	198,580		**Per SqFt**

Cost Approach

Manual : 01/2025

Base Cost		104.97	**Total Misc Impr**	+	24,515
Roofing Adj	+	4.75	**Garage Cost**	+	18,168
Subfloor Adj	+	-2.31	**Total RCN**	=	264,713
Heat/Cool Adj	+	12.64	**Depreciation (43%)**	-	113,827
Plumbing Adj	+	10.71	**Lump Sums**	+	0
Basement Adj	+	0.00	**RCNLD**	=	150,886
Adj Base Cost	=	130.76	**Lot Value**	+	28,881
Total Area	x	1,698	**Indicated Value**	=	179,767
Adjusted Cost	=	222,030	**Value Per SqFt**		105.87

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	150,886		
Lot Value	28,881		
Indicated Value	179,767	105.87	**Per SqFt**
Agland Value			
Site Improvements	7,192		
Total Value	186,959	110.11	**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	1012	6x3		18	26.87		484
PRCH	Porch	1013	20x20		400	25.68		10,272
PATO	Patio - Open	174016	947		947	8.60		8,144

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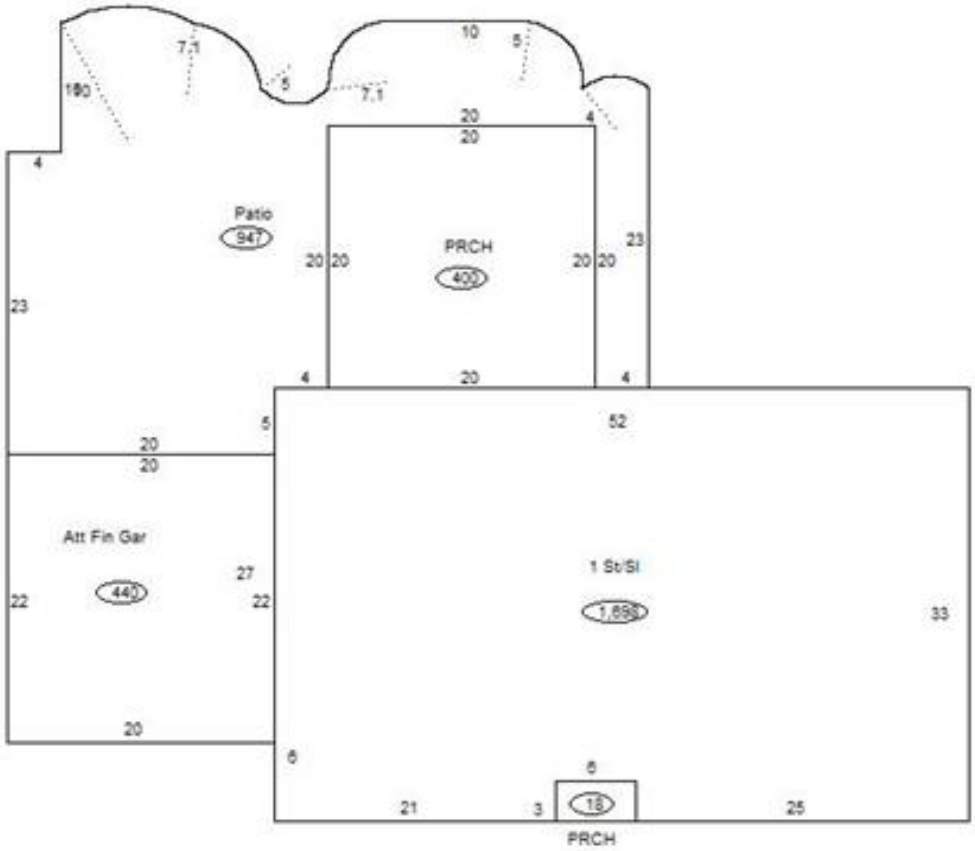
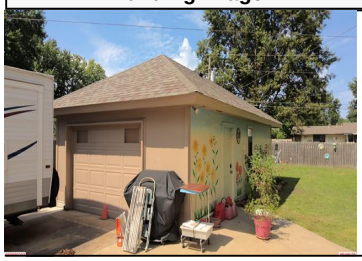
Sketch Image 660000302



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,698	1.000	1,698
2	G	5		13	Att Fin Gar	440	1.000	440
3	M	PRCH		13	PRCH	18	1.000	18
4	M	PRCH		13	PRCH	400	1.000	400
5	M	PATO		13	Patio	947	1.000	947
					Total Building Area	1,698		1,698

Outbuildings/Site Improvements 660000302

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	Garage - Detached	16x30x8	Concrete	Composition Shingle	480
	Qual 3	**Cond** 3	**Year** 2000	**Eff Age** 20		

Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
Base Cost (29.38 x 480)	14,102		14,102	6,910	7,192