



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 05:20:56
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Assessment Data					Primary Image																																																																																																																				
Account 660000305 Parcel ID 000000-00-0-00738-004-0014 Cadastral ID 01-20-15-05620 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 302485 MADDUX-SMITH, CHRISTI L 9265 E MULBERRY LN CLAREMORE OK 74017-0000 Parcel Location Situs 09265 E MULBERRY LN Subdivision SHEPHERD VALLEY Lot/Block 0014 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 15 / 5 Neighborhood 1117 - R-V04-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>660000305_001.JPG 9/28/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.24788093 -95.66662687 LOT 14 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	0.3939	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	17,158.00 x 1.70 = 29,169	
Factor Value		
Adjustments	1.0000	
Lot Value	29,169	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	40% Veneer, Stone 60% Frame, Siding, Vinyl
Base/Total Area	1,410 / 1,410
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,410
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	720 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	1979 / 35

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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	179,824	127.53	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	190,420		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	116,944		
Lot Value	29,169		
Indicated Value	146,113	103.63	Per SqFt
Agland Value			
Site Improvements	3,195		
Total Value	149,308	105.89	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.66	Total Misc Impr	+	6,025			
Roofing Adj	+ 4.50	Garage Cost	+	23,155			
Subfloor Adj	+ -1.21	Total RCN	=	208,828			
Heat/Cool Adj	+ 11.47	Depreciation (44%)	-	91,884			
Plumbing Adj	+ 9.99	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	116,944			
Adj Base Cost	= 127.41	Lot Value	+	29,169			
Total Area	x 1,410	Indicated Value	=	146,113			
Adjusted Cost	= 179,648	Value Per SqFt		103.63			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	1019	14x9		126	23.85		3,005
PATO	SLAB PORCH - OPEN	1020	10x8		80	10.86		869
PATO	SLAB PORCH - OPEN	1021	10x8		80	10.86		869
PATO	SLAB PORCH - OPEN	1022	12x10		120	10.68		1,282



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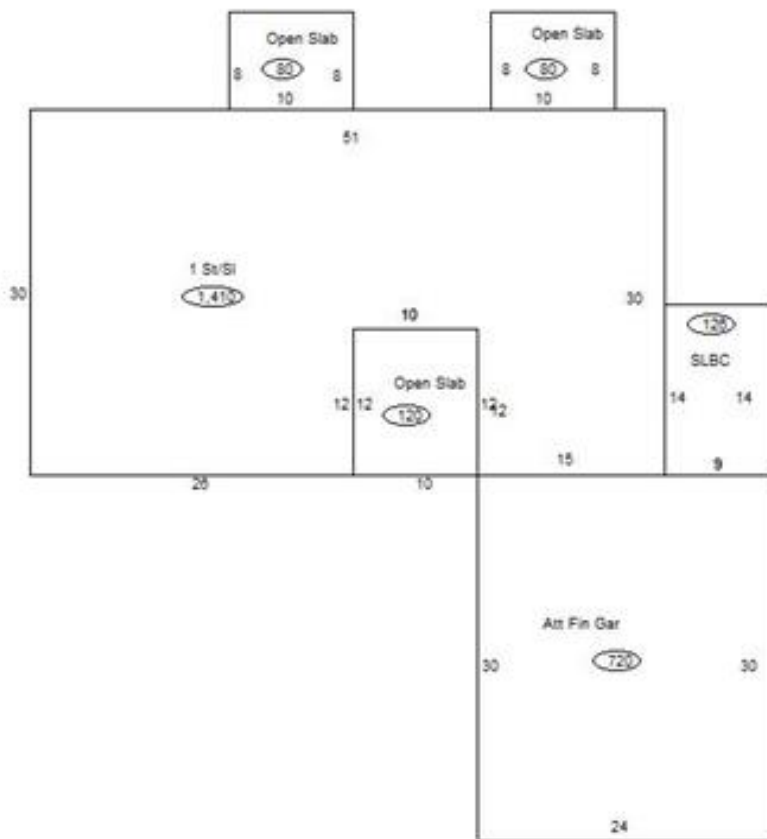
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,410	1.000	1,410
2	G	5		13	Att Fin Gar	720	1.000	720
3	M	PRCH		13	SLBC	126	1.000	126
4	M	PATO		13	Open Slab	80	1.000	80
5	M	PATO		13	Open Slab	80	1.000	80
6	M	PATO		13	Open Slab	120	1.000	120
Total Building Area						1,410		1,410



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	14x20x8	Plank	Composition Shingle	280
	Qual	2	Cond 3	Year 2015	Eff Age 8	
Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)		RCNLD
Base Cost (18.11 x 280)		5,071		5,071 1,876		3,195