



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 02:02:16
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660000308 Parcel ID 000000-00-0-00738-005-0001 Cadastral ID 01-20-15-05650 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 333808 WINN, ERIC 9206 E MULBERRY LN CLAREMORE OK 74019-0000 Parcel Location Situs 09206 E MULBERRY LN Subdivision SHEPHERD VALLEY Lot/Block 0001 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 15 / 5 Neighborhood 1117 - R-V04-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>660000308_002.JPG 9/28/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.24735773 -95.66743917																																																																																																																									
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Date 04/17/2026
 Time 02:02:17
 Page 2

Lot Data	Square-Foot - NBHD 1117 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.3975	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	17,316.00 x 1.70 = 29,437	
Factor Value		
Adjustments	1.0000	
Lot Value	29,437	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Vinyl
Base/Total Area	1,585 / 1,585
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,585
Fixture/RghIn	13 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	484 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1982 / 33

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	195,965	123.64	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	179,960		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	105.59	Total Misc Impr	+	15,623			
Roofing Adj	+ 4.81	Garage Cost	+	19,457			
Subfloor Adj	+ -2.31	Total RCN	=	244,617			
Heat/Cool Adj	+ 12.64	Depreciation (41%)	-	100,293			
Plumbing Adj	+ 11.47	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	144,324			
Adj Base Cost	= 132.20	Lot Value	+	29,437			
Total Area	x 1,585	Indicated Value	=	173,761			
Adjusted Cost	= 209,537	Value Per SqFt		109.63			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	144,324		
Lot Value	29,437		
Indicated Value	173,761	109.63	Per SqFt
Agland Value			
Site Improvements	7,380		
Total Value	181,141	114.28	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	1033		129	129	26.52		3,421
PRCH	SLAB PORCH - COVERED	1034	21x12		252	26.14		6,587



Rogers

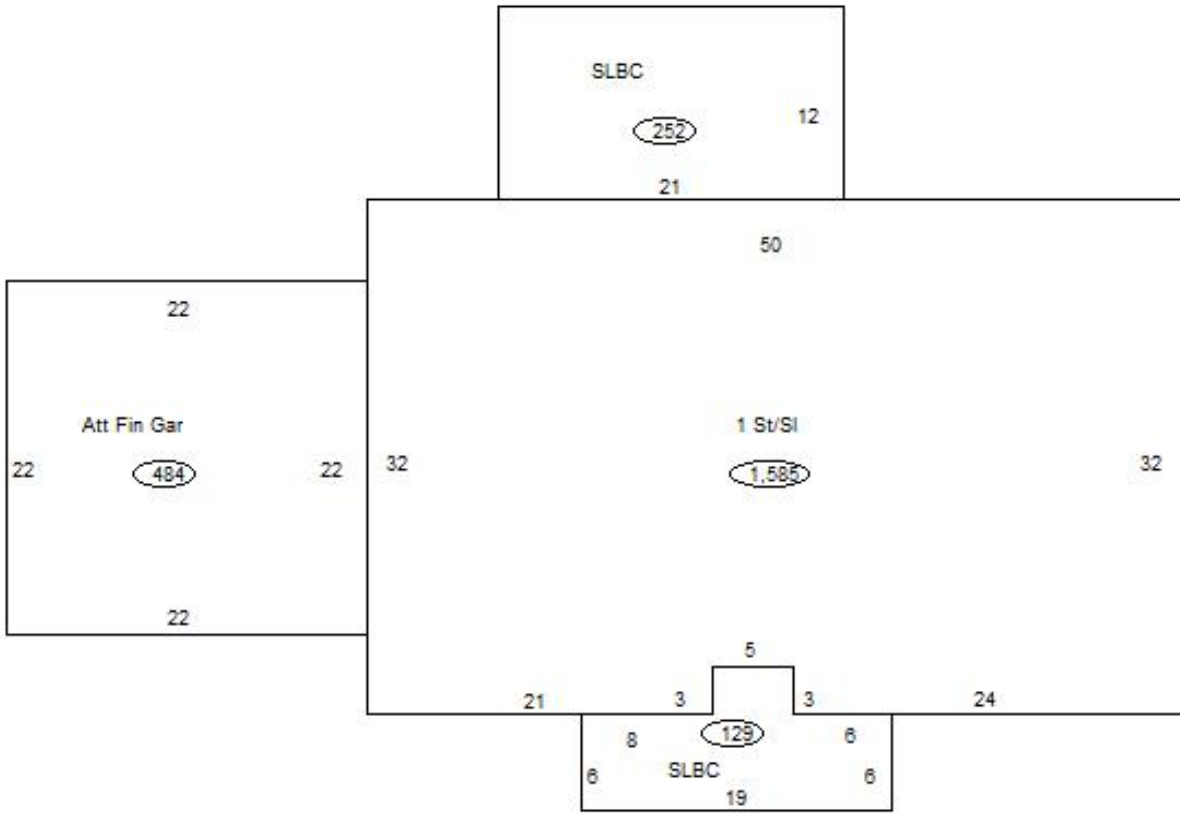
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Date 04/17/2026
 Time 02:02:17
 Page 3

Sketch Image

660000308



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,585	1.000	1,585
2	G	5		13	Att Fin Gar	484	1.000	484
3	M	PRCH		13	SLBC	129	1.000	129
4	M	PRCH		13	SLBC	252	1.000	252
Total Building Area						1,585		1,585



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 Time 02:02:17
 Page 4

660000308

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	WODO	Wood Deck - Open	0x0x0	Plank		247
	Qual 3	Cond 3	Year 2020	Eff Age 5		
	Valuation Summary		Modifier Total	RCN	Depr (27% Phys/ % Func)	RCNLD
	Base Cost (19.67 x 247)		4,858	4,858	1,312	3,546
	SHDS	Shed - Small	16x12x8	Concrete	Composition Shingle	192
	Qual 3	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
	Base Cost (26.61 x 192)		5,109	5,109	2,350	2,759
	SHDS	Shed - Small	8x10x8	Plank	Composition Shingle	80
	Qual 2	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
	Base Cost (24.87 x 80)		1,990	1,990	915	1,075