



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	660000314								
Parcel ID	000000-00-0-00738-005-0007								
Cadastral ID	01-20-15-05710								
Property Type	REAL - Real Property								
Property Class	URP	VI Area 3							
Tax Area	80 - VERDIGRIS TOWN/ VERDIGRI								
Name ID	346767								
AMES, DAVID C									
9488 E MULBERRY LN CLAREMORE OK 74019-0000									
Parcel Location									
Situs	09488 E MULBERRY LN								
Subdivision	SHEPHERD VALLEY								
Lot/Block	0007 / 0005	Parcel Size 1 - Lots							
Sec/Twn/Rng	1 / 20 / 15 / 5								
Neighborhood	1117 - R-V04-SW VERDIGRIS								
School District	S008 - VERDIGRIS SCHOOLS								
Legal Description Lat/Long: 36.24737499 -95.66504030									
Building Permits									
LOT 7 BLOCK 5 SHEPHERD VALLEY									
Number	Description	Opened	Closed	Amount					
R25 020	NEW DTCH ACC BLDG 25X36	05/2025	08/2025						
Exemptions									
Sale History									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	/	HUTCHINGS, MADILYN NICOLE	03/26/2025	235,000	20
					/	REYNOLDS, DONALD S	07/22/2022	200,000	YES
					1270/687	PEASE, MARK & JANAN	02/09/2001	94,500	Yes
					971/564	SIDWELL, WARREN E &	10/20/1994	67,000	Yes
					808/246			63,000	No
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	
Remove Cap	2026	Land Value	114,670	114,670	11%	Assessed	27,391	2,852.27	
Year Frozen	0	Improvements	134,338	134,338		Penalty	0		
Uncapped Value	13,999	Mobile Home	0	0	0	Exemption	1,000	-87.00	
TIF Project ID	0	Total Value	249,008	249,008	27,391	Total Taxable	26,391	2,765.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660000314	AMES, DAVID C	80	188,937	0	20,783	2,164.00		
2024	2024-660000314	HUTCHINGS, MADILYN NICOLE	80	200,000	0	22,000	2,109.00		
2023	2023-660000314	HUTCHINGS, MADILYN NICOLE	80	200,000	0	22,000	2,077.00		
2022	2022-660000314	HUTCHINGS, MADILYN NICOLE	80	121,270	1000	12,340	1,196.00		
2021	2021-660000314	REYNOLDS, DONALD S & BOBBIE S	80	123,894	1000	12,248	1,156.00		
2020	2020-660000314	REYNOLDS, DONALD S & BOBBIE S	80	116,922	1000	11,861	1,122.00		
2019	2019-660000314	REYNOLDS, DONALD S & BOBBIE S	80	113,752	1000	11,513	1,107.00		
2018	2018-660000314	REYNOLDS, DONALD S & BOBBIE S	80	118,379	1000	12,022	1,156.00		
2017	2017-660000314	REYNOLDS, DONALD S & BOBBIE S	80	117,380	1000	11,877	1,145.00		
2016	2016-660000314	REYNOLDS, DONALD S & BOBBIE S	80	114,331	1000	11,502	1,113.00		
2015	2015-660000314	REYNOLDS, DONALD S & BOBBIE S	80	112,399	1000	11,138	1,086.00		
2014	2014-660000314	REYNOLDS, DONALD S & BOBBIE S	80	118,336	1000	10,785	995.00		
2013	2013-660000314	REYNOLDS, DONALD S & BOBBIE S	80	112,393	1000	10,441	999.00		



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Lot Data		Square-Foot - NBHD 1117 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	0.3766							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0						
		0						
Method	Square-Foot							
Base Lot Value	16,406.00 x 1.70 = 27,890			660000314_001.JPG 9/28/2025				
Factor Value				GRM Approach				
Adjustments	4.1115			GRM Code				
Lot Value	114,670			Gross Rent 0.00				
Residential Data				Indicated Value				
Type	1 Single Family Residence			Multiple Regression				
Condition	3 - Average			MRA Code 1 Test				
Quality	2.5 - Fair			Adusted R 0.8445				
Architecture	TRAD TRADITIONAL			Indicated Value 168,203 134.45 Per SqFt				
Style	100% One Story			Direct Comparables				
Exterior Wall	50% Frame, Siding, Vinyl 50% Veneer, Stone			Selection Model A Adam Test				
Base/Total Area	1,251 / 1,251			Adjustment Model 1 2022 Residential				
Style	100% One Story			Comparables 7				
HVAC	100% Warmed & Cooled Air			Indicated Value 174,810 Per SqFt				
Roof Cover	1 Composition Shingle			Value Reconciliation				
Area on Slab	1,251			Selected Approach Cost Approach				
Fixture/RghIn	11 /			Improvements 120,339				
Bed/F/H Bath	3 / 2.0 /			Lot Value 114,670				
Basement Area				Indicated Value 235,009 187.86 Per SqFt				
Garage Type	513 Attached Garage - Finished 2 Stalls			Agland Value				
Remodel				Site Improvements 13,999				
Year/Eff Age	1985 / 31			Total Value 249,008 199.05 Total Value Per SqFt				
Cost Approach		Manual : 01/2025						
Base Cost	109.51	Total Misc Impr	+ 16,642					
Roofing Adj	+ 4.70	Garage Cost	+ 17,550					
Subfloor Adj	+ -1.22	Total RCN	= 203,965					
Heat/Cool Adj	+ 11.47	Depreciation (41%)	- 83,626					
Plumbing Adj	+ 11.25	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 120,339					
Adj Base Cost	= 135.71	Lot Value	+ 114,670					
Total Area	x 1,251	Indicated Value	= 235,009					
Adjusted Cost	= 169,773	Value Per SqFt	187.86					
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	1062	196		196	23.58		4,622
PRCH	SLAB PORCH - COVERED	1063	206		206	23.54		4,849
PATO	SLAB PORCH - OPEN	1064	212		212	9.79		2,075



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	12x25x10	Concrete	Formed Metal	300
	Qual	3	Cond 3	Year 2025	Eff Age 1	
	Valuation Summary Base Cost (33.54 x 300) 10,062		Modifier Total	RCN 10,062	Depr (1% Phys/ % Func) 101	RCNLD 9,961
	CPAT	Carport - Attached	24x25x12	Gravel	Formed Metal	600
	Qual	3	Cond 3	Year 2025	Eff Age 1	
	Valuation Summary Base Cost (7.16 x 600) 4,296		Modifier Total	RCN 4,296	Depr (6% Phys/ % Func) 258	RCNLD 4,038