



# 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	660000318								
Parcel ID	000000-00-0-00738-005-0011								
Cadastral ID	01-20-15-05750								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	3						
Tax Area	80 - VERDIGRIS TOWN/ VERDIGRI								
Name ID	280424								
HADDOCK, DOUGLAS & APRIL									
8070 SILVERADO RD CLAREMORE OK 74019-1039									
Parcel Location									
Situs									
Subdivision	SHEPHERD VALLEY								
Lot/Block	0011 / 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: 36.24696457 -95.66540350									
Building Permits									
LOT 11 BLOCK 5 SHEPHERD VALLEY									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
Sale History									
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	
Remove Cap	2003	Land Value	29,801	29,801	11%	3,278	Assessed	16,977	1,767.85
Year Frozen	0	Improvements	124,590	124,536		13,699	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	154,391	154,337		16,977	Total Taxable	16,977	1,768.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660000318	HADDOCK, DOUGLAS & APRIL	80	146,988	0	16,169	1,684.00		
2024	2024-660000318	HADDOCK, DOUGLAS & APRIL	80	157,992	0	17,379	1,666.00		
2023	2023-660000318	HADDOCK, DOUGLAS & APRIL	80	154,494	0	16,994	1,604.00		
2022	2022-660000318	HADDOCK, DOUGLAS & APRIL	80	154,564	0	17,002	1,634.00		
2021	2021-660000318	HADDOCK, DOUGLAS & APRIL	80	151,370	0	16,651	1,559.00		
2020	2020-660000318	HADDOCK, DOUGLAS & APRIL	80	145,442	0	15,947	1,495.00		
2019	2019-660000318	HADDOCK, DOUGLAS & APRIL	80	138,070	0	15,188	1,446.00		
2018	2018-660000318	HADDOCK, DOUGLAS & APRIL	80	143,562	0	15,792	1,505.00		
2017	2017-660000318	HADDOCK, DOUGLAS & APRIL	80	142,334	0	15,204	1,453.00		
2016	2016-660000318	HADDOCK, DOUGLAS & APRIL	80	138,532	0	14,480	1,387.00		
2015	2015-660000318	HADDOCK, DOUGLAS & APRIL	80	134,055	0	13,791	1,332.00		
2014	2014-660000318	HADDOCK, DOUGLAS & APRIL	80	141,538	0	13,134	1,200.00		
2013	2013-660000318	HADDOCK, DOUGLAS & APRIL	80	134,090	0	12,508	1,184.00		



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Lot Data	Square-Foot - NBHD 1117 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.4024 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 17,530.00 x 1.70 = 29,801 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 29,801		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	1,422 / 1,422
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,422
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	525 Attached Garage - Finished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	1988 / 29

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GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	154,719	108.80	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	8		
<b>Indicated Value</b>	170,480		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	100.50	<b>Total Misc Impr</b>	+	12,070			
<b>Roofing Adj</b>	+ 4.12	<b>Garage Cost</b>	+	15,188			
<b>Subfloor Adj</b>	+ 0.00	<b>Total RCN</b>	=	203,316			
<b>Heat/Cool Adj</b>	+ 10.30	<b>Depreciation ( 41%)</b>	-	83,360			
<b>Plumbing Adj</b>	+ 8.89	<b>Lump Sums</b>	+	1,309			
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	121,265			
<b>Adj Base Cost</b>	= 123.81	<b>Lot Value</b>	+	29,801			
<b>Total Area</b>	x 1,422	<b>Indicated Value</b>	=	151,066			
<b>Adjusted Cost</b>	= 176,058	<b>Value Per SqFt</b>		106.23			

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	121,265		
<b>Lot Value</b>	29,801		
<b>Indicated Value</b>	151,066	106.23	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	3,325		
<b>Total Value</b>	154,391	108.57	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	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	1080	5x4		20	21.23		425
PATO	SLAB PORCH - OPEN	1081	14x12		168	9.68		1,626
PRCH	SLAB PORCH - COVERED	1082	19x14		266	20.46		5,442
WODO	WOOD DECK - OPEN	1083	18x14		252	17.32	70%	1,309



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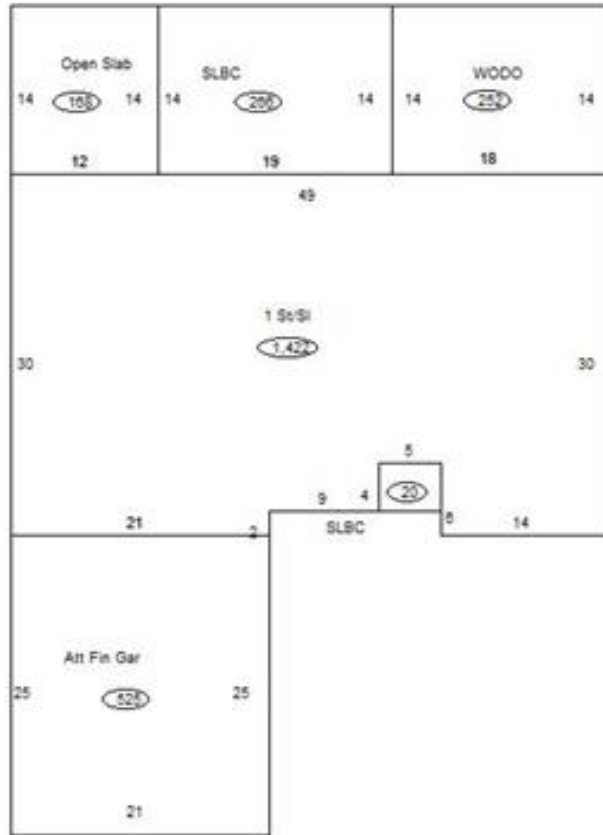
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Sketch Image

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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	1,422	1.000	1,422
2	G	5		13	Att Fin Gar	525	1.000	525
3	M	PRCH		13	SLBC	20	1.000	20
4	M	PATO		13	Open Slab	168	1.000	168
5	M	PRCH		13	SLBC	266	1.000	266
6	M	WODO		13	WODO	252	1.000	252
<b>Total Building Area</b>						1,422		1,422



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable - NCV	18x20x8	Concrete	Formed Metal	360
	Qual	3	Cond 3	Year 2016	Eff Age 8	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (33% Phys/ 100% Func)</b>	
	Base Cost (5.55 x 360)		1,998		1,998	1,998
	SHDS	Shed - Small	12x16x8	Plank	Formed Metal	192
	Qual	2	Cond 3	Year 2010	Eff Age 12	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (46% Phys/ % Func)</b>	
	Base Cost (18.95 x 192)		3,638		3,638	1,673
	SHDS	Shed - Small	10x12x8	Plank	Composition Shingle	120
	Qual	2	Cond 3	Year 2010	Eff Age 12	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (46% Phys/ % Func)</b>	
	Base Cost (20.98 x 120)		2,518		2,518	1,158