




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 660000319 Parcel ID 000000-00-0-00738-005-0012 Cadastral ID 01-20-15-05760 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 272856 GOINS, ROGER C & SUSAN L PO BOX 2141 CLAREMORE OK 74018-2141 Parcel Location Situs 09315 E MAPLE LN Subdivision SHEPHERD VALLEY Lot/Block 0012 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 15 / 5 Neighborhood 1117 - R-V04-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					 <p>660000319_001.JPG 9/28/2025</p>				
Legal Description Lot/Long: 36.24698127 -95.66586395 LOT 12 BLOCK 5 SHEPHERD VALLEY									
					Building Permits				
					Number	Description	Opened	Closed	Amount
					5738	NEW HOME	09/1999	12/1999	
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	1203/27	FREEMAN, LYNN B INC	11/19/1999	0	Yes
					1188/501	VERDIGRIS VALLEY-CONSTRUCTION	08/17/1999	0	No
					858/374			190,000	No
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	
Remove Cap	2000	Land Value 30,326	21,908	11%	2,410	Assessed	18,572	1,933.94	
Year Frozen	0	Improvements 167,759	146,930		16,162	Penalty	0		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-87.00	
TIF Project ID	0	Total Value 198,085	168,838		18,572	Total Taxable	17,572	1,847.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660000319	GOINS, ROGER C & SUSAN L	80	185,429	1000	17,032	1,790.00		
2024	2024-660000319	GOINS, ROGER C & SUSAN L	80	200,275	1000	16,507	1,592.00		
2023	2023-660000319	GOINS, ROGER C & SUSAN L	80	161,040	1000	15,996	1,520.00		
2022	2022-660000319	GOINS, ROGER C & SUSAN L	80	159,379	1000	15,020	1,454.00		
2021	2021-660000319	GOINS, ROGER C & SUSAN L	80	146,366	1000	14,554	1,372.00		
2020	2020-660000319	GOINS, ROGER C & SUSAN L	80	139,003	1000	14,101	1,333.00		
2019	2019-660000319	GOINS, ROGER C & SUSAN L	80	133,285	1000	13,661	1,312.00		
2018	2018-660000319	GOINS, ROGER C & SUSAN L	80	138,435	1000	13,915	1,337.00		
2017	2017-660000319	GOINS, ROGER C & SUSAN L	80	137,236	1000	13,481	1,298.00		
2016	2016-660000319	GOINS, ROGER C & SUSAN L	80	133,574	1000	13,059	1,262.00		
2015	2015-660000319	GOINS, ROGER C & SUSAN L	80	130,320	1000	12,650	1,232.00		
2014	2014-660000319	GOINS, ROGER C & SUSAN L	80	136,407	1000	12,252	1,130.00		
2013	2013-660000319	GOINS, ROGER C & SUSAN L	80	128,379	1000	11,866	1,134.00		



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Lot Data	Square-Foot - NBHD 1117 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.4095	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	17,839.00 x 1.70 = 30,326	
Factor Value		
Adjustments	1.0000	
Lot Value	30,326	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Wood
Base/Total Area	1,623 / 1,623
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,623
Fixture/RghIn	13 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	380 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1999 / 20

Cost Approach		Manual : 01/2025	
Base Cost	98.29	Total Misc Impr	+ 4,769
Roofing Adj	+ 4.45	Garage Cost	+ 14,109
Subfloor Adj	+ -1.15	Total RCN	= 218,864
Heat/Cool Adj	+ 11.47	Depreciation (25%)	- 54,716
Plumbing Adj	+ 10.16	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 164,148
Adj Base Cost	= 123.22	Lot Value	+ 30,326
Total Area	x 1,623	Indicated Value	= 194,474
Adjusted Cost	= 199,986	Value Per SqFt	119.82

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	184,294	113.55	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	184,780		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	164,148		
Lot Value	30,326		
Indicated Value	194,474	119.82	Per SqFt
Agland Value			
Site Improvements	3,611		
Total Value	198,085	122.05	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	1086	22x5		110	23.92		2,631
PATO	SLAB PORCH - OPEN	1087	222		222	9.63		2,138



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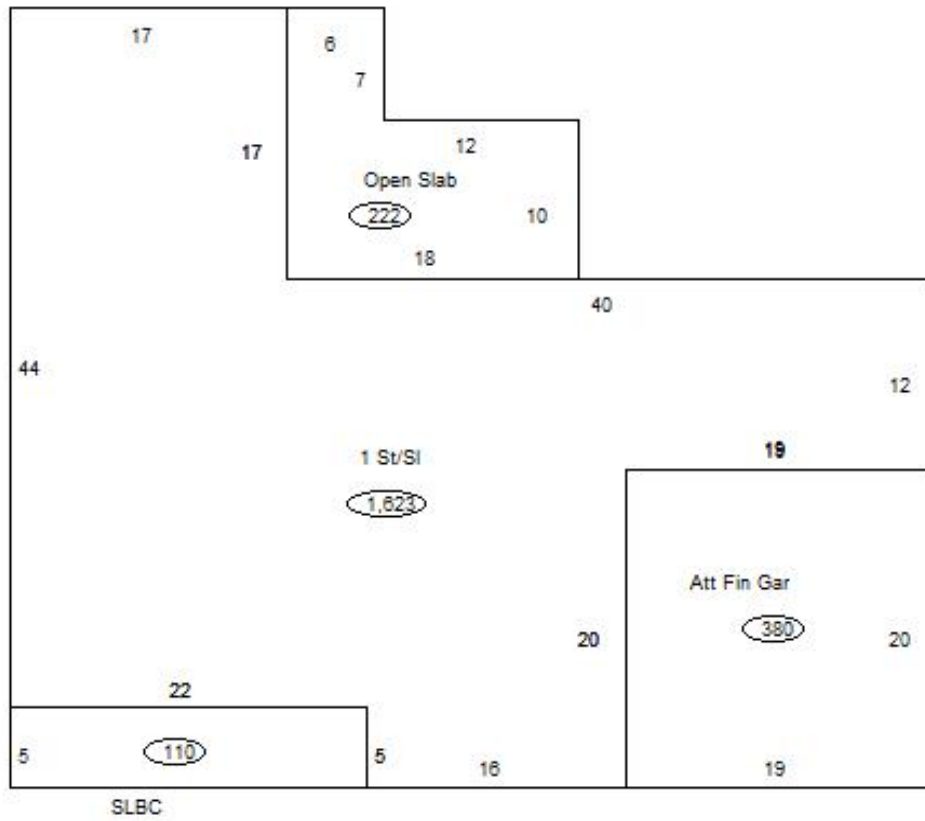
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Sketch Image

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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	1,623	1.000	1,623
2	G	5		13	Att Fin Gar	380	1.000	380
3	M	PRCH		13	SLBC	110	1.000	110
4	M	PATO		13	Open Slab	222	1.000	222
Total Building Area						1,623		1,623



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small W/3/8 WODC	11x8x8	Plank	Formed Metal	88	
	Qual	3	Cond 3	Year 2020	Eff Age 5		
		Valuation Summary	Modifier Total	RCN	Depr (23% Phys/ % Func)	RCNLD	
		Base Cost (28.73 x 88)	2,528		2,528	581	1,947
	SHDS	Shed - Small	8x16x8	Plank	Composition Shingle	128	
	Qual	2	Cond 3	Year 2015	Eff Age 8		
		Valuation Summary	Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD	
		Base Cost (20.63 x 128)	2,641		2,641	977	1,664