




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	660000320				 <p>660000320_001.JPG 9/28/2025</p>				
Parcel ID	000000-00-0-00738-005-0013								
Cadastral ID	01-20-15-05770								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	3						
Tax Area	80 - VERDIGRIS TOWN/ VERDIGRI								
Name ID	178924								
WAGNER, VANDY A &									
BOONSENG									
9299 E MAPLE LN CLAREMORE OK 74019-0000									
Parcel Location									
Situs	09299 E MAPLE LN								
Subdivision	SHEPHERD VALLEY								
Lot/Block	0013 / 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: 36.24696345 -95.66621630									
LOT 13 BLOCK 5 SHEPHERD VALLEY									
Building Permits									
Number	Description	Opened	Closed	Amount					
R21	R23- NEW DTCH ACC	06/2021	03/2024						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	
Remove Cap	0	Land Value	29,293	29,293	11%	3,222	Assessed	21,887	2,279.13
Year Frozen	0	Improvements	169,682	169,682		18,665	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-87.00
TIF Project ID	0	Total Value	198,975	198,975		21,887	Total Taxable	20,887	2,192.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660000320	WAGNER, VANDY A &	80	193,956	1000	20,335	2,134.00		
2024	2024-660000320	WAGNER, VANDY A &	80	208,505	1000	21,406	2,062.00		
2023	2023-660000320	WAGNER, VANDY A &	80	199,021	1000	20,753	1,969.00		
2022	2022-660000320	WAGNER, VANDY A &	80	179,586	1000	17,469	1,689.00		
2021	2021-660000320	WAGNER, VANDY A &	80	170,879	1000	16,932	1,595.00		
2020	2020-660000320	WAGNER, VANDY A &	80	164,831	1000	16,409	1,549.00		
2019	2019-660000320	WAGNER, VANDY A &	80	156,103	1000	15,902	1,525.00		
2018	2018-660000320	WAGNER, VANDY A &	80	162,480	1000	15,409	1,479.00		
2017	2017-660000320	WAGNER, VANDY A &	80	161,093	1000	14,932	1,437.00		
2016	2016-660000320	WAGNER, VANDY A &	80	156,721	1000	14,468	1,396.00		
2015	2015-660000320	WAGNER, VANDY A &	80	152,204	1000	14,018	1,364.00		
2014	2014-660000320	WAGNER, VANDY A &	80	161,148	1000	13,580	1,251.00		
2013	2013-660000320	WAGNER, VANDY A &	80	151,791	1000	13,155	1,256.00		



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Lot Data	Square-Foot - NBHD 1117 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.3956	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	17,231.00 x 1.70 = 29,293	
Factor Value		
Adjustments	1.0000	
Lot Value	29,293	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Vinyl
Base/Total Area	1,230 / 1,894
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,230
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	480 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1988 / 29



GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	219,172	115.72	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	246,480		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	88.70	Total Misc Impr	+	11,774			
Roofing Adj	+ 3.07	Garage Cost	+	16,646			
Subfloor Adj	+ -0.79	Total RCN	=	236,533			
Heat/Cool Adj	+ 11.47	Depreciation (39%)	-	92,248			
Plumbing Adj	+ 7.43	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	144,285			
Adj Base Cost	= 109.88	Lot Value	+	29,293			
Total Area	x 1,894	Indicated Value	=	173,578			
Adjusted Cost	= 208,113	Value Per SqFt		91.65			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	144,285		
Lot Value	29,293		
Indicated Value	173,578	91.65	Per SqFt
Agland Value			
Site Improvements	25,397		
Total Value	198,975	105.06	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	1090	13x6		78	24.02		1,874
PRCH	SLAB PORCH - COVERED	1091	204		204	23.55		4,804



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	GRDT	Garage - Detached	24x24x10	Concrete	Formed Metal	576		
	Qual	3	Cond	3	Year	2022	Eff Age	3
	Warm & Cooled Air		Total Area		576	4,067		
	Valuation Summary		Modifier Total		RCN	Depr (5% Phys/ % Func)	RCNLD	
Base Cost (28.22 x 576)		16,255	4,067	20,322	1,016	19,306		
	SHDS	Shed - Small	14x26x8	Plank	Composition Shingle	364		
	Qual	3	Cond	3	Year	2021	Eff Age	4
	Valuation Summary		Modifier Total		RCN	Depr (19% Phys/ % Func)	RCNLD	
	Base Cost (20.66 x 364)		7,520	7,520	1,429	6,091		