



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660000325 Parcel ID 000000-00-0-00738-006-0002 Cadastral ID 01-20-15-05820 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 215184 SENEPHIMMACHACK, NALONG & MEK 9256 MAPLE LN CLAREMORE OK 74019-0000 Parcel Location Situs 09256 E MAPLE LN Subdivision SHEPHERD VALLEY Lot/Block 0002 / 0006 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 15 / 5 Neighborhood 1117 - R-V04-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>660000325_002.JPG 9/28/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.24644430 -95.66696710 LOT 2 BLOCK 6 SHEPHERD VALLEY																																																																																																																									
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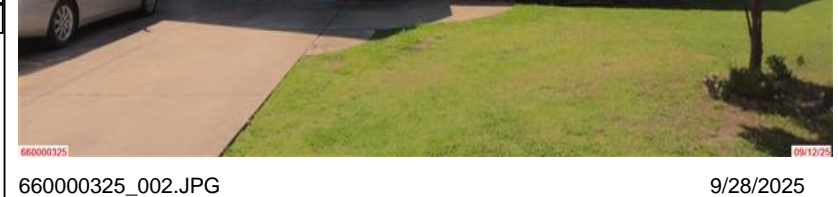
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Lot Data	Square-Foot - NBHD 1117 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.4409	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	19,203.00 x 1.70 = 32,645	
Factor Value		
Adjustments	1.0000	
Lot Value	32,645	

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	15% Veneer, Masonry 85% Frame, Siding, Vinyl
Base/Total Area	1,240 / 2,180
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,240
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	440 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1991 / 26



GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	213,193	97.79	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	232,510		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	82.53	Total Misc Impr	+	29,665			
Roofing Adj	+ 2.68	Garage Cost	+	15,646			
Subfloor Adj	+ -0.69	Total RCN	=	274,734			
Heat/Cool Adj	+ 11.47	Depreciation (35%)	-	96,157			
Plumbing Adj	+ 9.25	Lump Sums	+	3,388			
Basement Adj	+ 0.00	RCNLD	=	181,965			
Adj Base Cost	= 105.24	Lot Value	+	32,645			
Total Area	x 2,180	Indicated Value	=	214,610			
Adjusted Cost	= 229,423	Value Per SqFt		98.44			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	181,965		
Lot Value	32,645		
Indicated Value	214,610	98.44	Per SqFt
Agland Value			
Site Improvements	2,250		
Total Value	216,860	99.48	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	1115	12x6		72	24.04		1,731
EPSW	ENCLOSED PORCH - SOLID WALL	1116	376		376	60.74		22,838
WODO	Wood Deck - Open	1117	12x12		144	23.53		3,388



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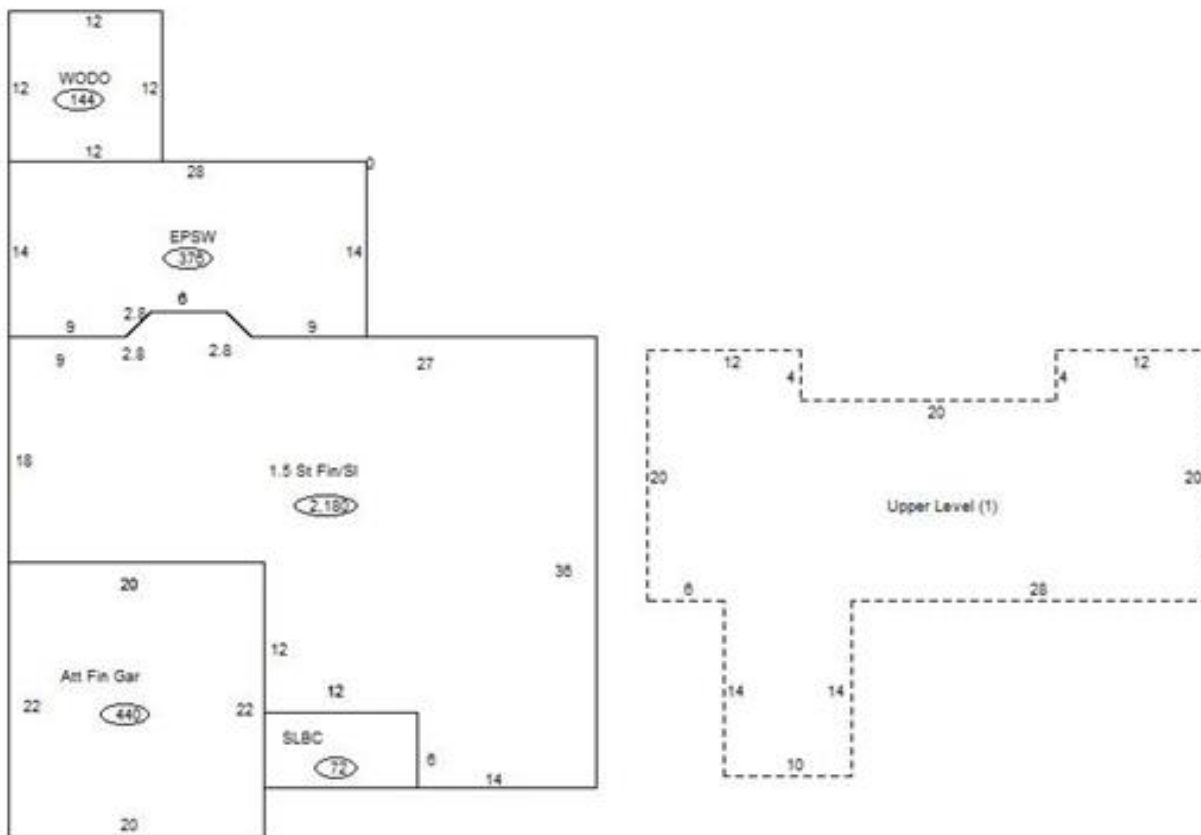
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Sketch Image

660000325



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,240	1.758	2,180
2	G	5		13	Att Fin Gar	440	1.000	440
3	M	PRCH		13	SLBC	72	1.000	72
4	M	EPSW		13	EPSW	376	1.000	376
5	M	WODO		13	WODO	144	1.000	144
6	U	^UL		13	Upper Level (1)	940	1.000	940
Total Building Area						1,240		2,180



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable - NCV	20x20x8	Dirt	Formed Metal	400
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (53% Phys/ 100% Func) RCNLD	
	Base Cost (4.67 x 400)	1,868		1,868	1,868	
	SHDS	Shed - Small	12x16x8	Plank	Composition Shingle	192
	Qual	2	Cond 2	Year 2005	Eff Age 21	
	Valuation Summary		Modifier Total	RCN	Depr (61% Phys/ % Func) RCNLD	
	Base Cost (18.95 x 192)	3,638		3,638	2,219	1,419
	LNT0	Lean To - Attached	12x16x8	Plank	Composition Shingle	192
	Qual	2	Cond 2.5	Year 2005	Eff Age 19	
	Valuation Summary		Modifier Total	RCN	Depr (67% Phys/ % Func) RCNLD	
	Base Cost (13.12 x 192)	2,519		2,519	1,688	831