



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 15:58:34
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660000326 Parcel ID 000000-00-0-00738-006-0003 Cadastral ID 01-20-15-05830 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 326385 WILEY, CHARLES & TRACEE 9282 E MAPLE LN CLAREMORE OK 74019-0000 Parcel Location Situs 09282 E MAPLE LN Subdivision SHEPHERD VALLEY Lot/Block 0003 / 0006 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 15 / 5 Neighborhood 1117 - R-V04-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>660000326_001.JPG 9/28/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.24647179 -95.66659716 LOT 3 BLOCK 6 SHEPHERD VALLEY																																																																																																																									
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Date 04/17/2026
Time 15:58:35
Page 2

Lot Data	Square-Foot - NBHD 1117 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.4294	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	18,703.00 x 1.70 = 31,795	
Factor Value		
Adjustments	1.0000	
Lot Value	31,795	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,584 / 1,584
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,584
Fixture/RghIn	13 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2008 / 14



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	213,580	134.84	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	112.67	Total Misc Impr	+	10,515			
Roofing Adj	+ 4.92	Garage Cost	+	17,606			
Subfloor Adj	+ -2.31	Total RCN	=	248,931			
Heat/Cool Adj	+ 12.64	Depreciation (14%)	-	34,850			
Plumbing Adj	+ 11.48	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	214,081			
Adj Base Cost	= 139.40	Lot Value	+	31,795			
Total Area	x 1,584	Indicated Value	=	245,876			
Adjusted Cost	= 220,810	Value Per SqFt		155.22			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	214,081		
Lot Value	31,795		
Indicated Value	245,876	155.22	Per SqFt
Agland Value			
Site Improvements			
Total Value	245,876	155.22	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	1121	20x8		160	26.43		4,229
PRCH	SLAB PORCH - COVERED	1122	5x5		25	26.85		671



Rogers

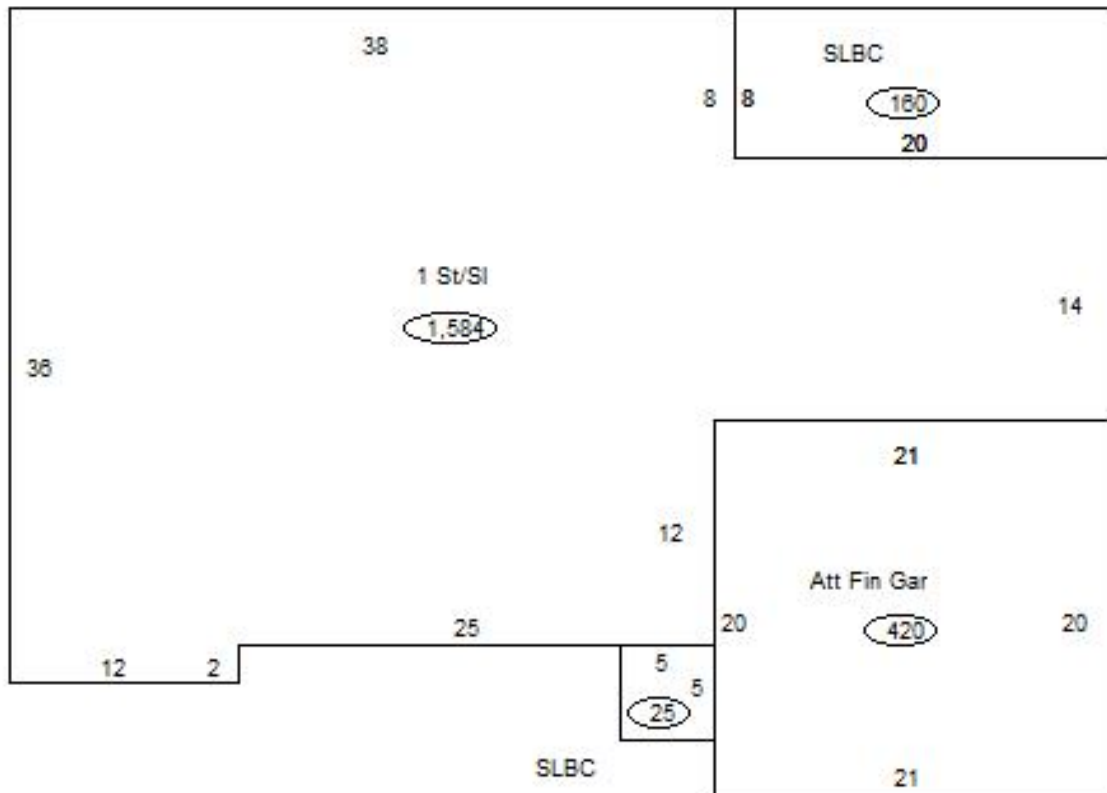
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 Page 3

Sketch Image

660000326



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,584	1.000	1,584
2	G	5		13	Att Fin Gar	420	1.000	420
3	M	PRCH		13	SLBC	160	1.000	160
4	M	PRCH		13	SLBC	25	1.000	25
Total Building Area						1,584		1,584