



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 16:31:35
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Assessment Data					Primary Image																																																																																																																				
Account 660000329 Parcel ID 000000-00-0-00738-006-0006 Cadastral ID 01-20-15-05860 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 334505 DUTTON, FLOYD & REBECCA 9342 E MAPLE LN CLAREMORE OK 74019-0000 Parcel Location Situs 09342 E MAPLE LN Subdivision SHEPHERD VALLEY Lot/Block 0006 / 0006 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 15 / 5 Neighborhood 1117 - R-V04-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>660000329_001.JPG 9/28/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.24644897 -95.66513969 LOT 6 BLOCK 6 SHEPHERD VALLEY																																																																																																																									
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Lot Data	Square-Foot - NBHD 1117 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.4414 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 19,226.00 x 1.70 = 32,684 Factor Value Adjustments 1.0000 Lot Value 32,684		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Wood
Base/Total Area	1,506 / 1,506
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,506
Fixture/RghIn	13 /
Bed/F/H Bath	3 / 1.0 / 1.0
Basement Area	
Garage Type	440 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1995 / 23

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 193,101 128.22 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 8 Indicated Value 185,510 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	100.59	Total Misc Impr	+ 11,940	Roofing Adj	+ 4.50	Garage Cost	+ 15,646
Subfloor Adj	+ -1.15	Total RCN	= 217,899	Heat/Cool Adj	+ 11.47	Depreciation (30%)	- 65,370
Plumbing Adj	+ 10.96	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 152,529
Adj Base Cost	= 126.37	Lot Value	+ 32,684	Total Area	x 1,506	Indicated Value	= 185,213
		Value Per SqFt	122.98	Adjusted Cost	= 190,313		

Value Reconciliation
Selected Approach Cost Approach Improvements 152,529 Lot Value 32,684 Indicated Value 185,213 122.98 Per SqFt Agland Value Site Improvements 19,019 Total Value 204,232 135.61 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	1133	7x4		28	24.18		677
PRCH	SLAB PORCH - COVERED	1134	264		264	23.36		6,167



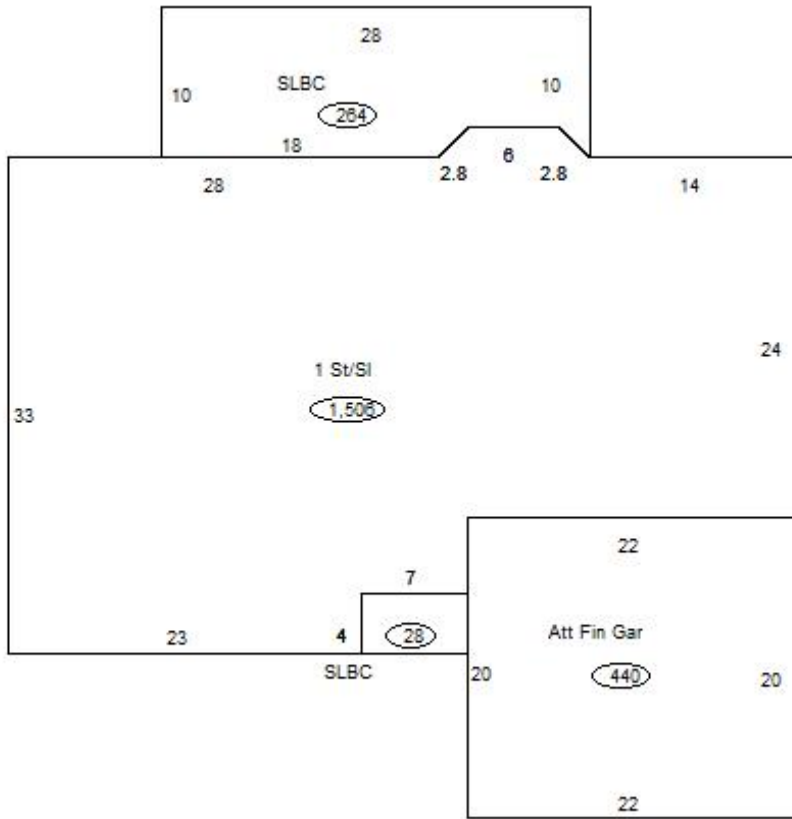
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Sketch Image

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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	1,506	1.000	1,506
2	G	5		13	Att Fin Gar	440	1.000	440
3	M	PRCH		13	SLBC	28	1.000	28
4	M	PRCH		13	SLBC	264	1.000	264
Total Building Area						1,506		1,506



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	Utility Building BACK OF CPRV	20x22x10	Concrete	Formed Metal	440	
	Qual 2	Cond 3	Year 2021	Eff Age	4		
		Valuation Summary	Modifier Total	RCN	Depr (7% Phys/ % Func)	RCNLD	
		Base Cost (30.60 x 440)	13,464		13,464	942	12,522
	CPRV	Carport - RV	25x22x10	Concrete	Formed Metal	550	
	Qual 4	Cond 3	Year 2021	Eff Age	4		
		Valuation Summary	Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD	
		Base Cost (15.75 x 550)	8,663		8,663	2,166	6,497