



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 02:02:37  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660000332 <b>Parcel ID</b> 000000-00-0-00738-006-0009 <b>Cadastral ID</b> 01-20-15-05890 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 3 <b>Tax Area</b> 80 - VERDIGRIS TOWN/ VERDIGRI <b>Name ID</b> 324538 VEGA, SHERYL K & TONYA C BEERS  9325 E CHERRY LN CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 09325 E CHERRY LN <b>Subdivision</b> SHEPHERD VALLEY <b>Lot/Block</b> 0009 / 0006 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 1 / 20 / 15 / 5 <b>Neighborhood</b> 1117 - R-V04-SW VERDIGRIS <b>School District</b> S008 - VERDIGRIS SCHOOLS					<p>660000332_001.JPG 9/28/2025</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.24605216 -95.66500897 LOT 9 BLOCK 6 SHEPHERD VALLEY																																																																																																																									
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Lot Data	Square-Foot - NBHD 1117 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.4013 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 17,480.00 x 1.70 = 29,716 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 29,716		 <p>660000332_001.JPG 9/28/2025</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	30% Veneer, Masonry 70% Frame, Siding, Wood
<b>Base/Total Area</b>	1,546 / 1,546
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,546
<b>Fixture/RghIn</b>	12 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	440 Attached Garage - Finished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	1999 / 20

GRM Approach
<b>GRM Code</b> <b>Gross Rent</b> 0.00 <b>Indicated Value</b>

Multiple Regression
<b>MRA Code</b> 1 Test <b>Adusted R</b> 0.8445 <b>Indicated Value</b> 181,321 117.28 Per SqFt

Direct Comparables
<b>Selection Model</b> A Adam Test <b>Adjustment Model</b> 1 2022 Residential <b>Comparables</b> 8 <b>Indicated Value</b> 197,040 Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	100.10	<b>Total Misc Impr</b>	+ 14,481	<b>Roofing Adj</b>	+ 4.48	<b>Garage Cost</b>	+ 15,646
<b>Subfloor Adj</b>	+ -1.15	<b>Total RCN</b>	= 223,052	<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 25%)</b>	- 55,763
<b>Plumbing Adj</b>	+ 9.89	<b>Lump Sums</b>	+ 0	<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 167,289
<b>Adj Base Cost</b>	= 124.79	<b>Lot Value</b>	+ 29,716	<b>Total Area</b>	x 1,546	<b>Indicated Value</b>	= 197,005
		<b>Value Per SqFt</b>	127.43	<b>Adjusted Cost</b>	= 192,925		

Value Reconciliation
<b>Selected Approach</b> Cost Approach <b>Improvements</b> 167,289 <b>Lot Value</b> 29,716 <b>Indicated Value</b> 197,005 127.43 Per SqFt <b>Agland Value</b> <b>Site Improvements</b> <b>Total Value</b> 197,005 127.43 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	1137		350	350	23.15		8,103
PATO	SLAB PORCH - OPEN	1138	12x10		120	10.68		1,282



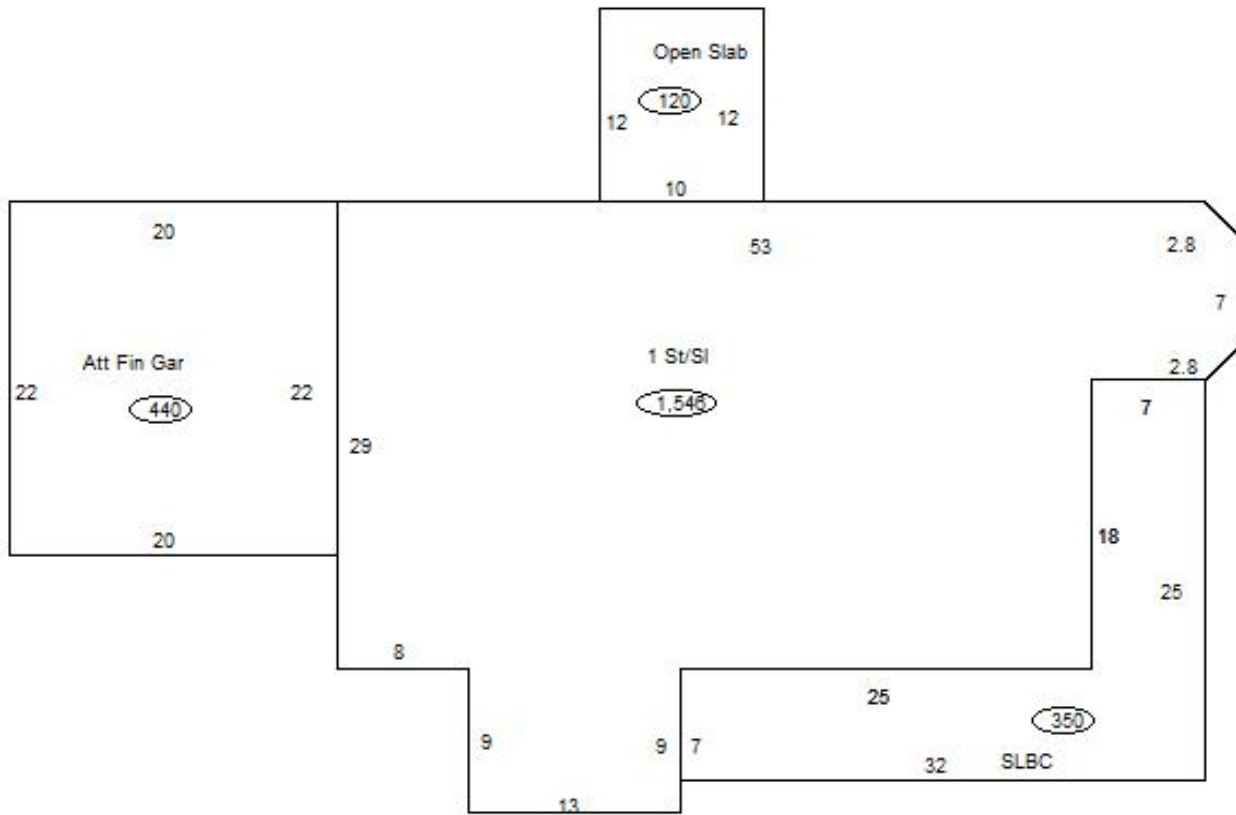
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Sketch Image

660000332



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,546	1.000	1,546
2	G	5		13	Att Fin Gar	440	1.000	440
3	M	PRCH		13	SLBC	350	1.000	350
4	M	PATO		13	Open Slab	120	1.000	120
<b>Total Building Area</b>						1,546		1,546