




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 660000334 Parcel ID 000000-00-0-00738-006-0011 Cadastral ID 01-20-15-05910 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 348859 FREEMAN, CHAD E REVOCABLE TRUST 509 S 27TH ST BROKEN ARROW OK 74014-0000 Parcel Location Situs 09285 E CHERRY LN Subdivision SHEPHERD VALLEY Lot/Block 0011 / 0006 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 15 / 5 Neighborhood 1117 - R-V04-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					 <p>660000334_001.JPG 9/28/2025</p>																																																																																																																				
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Lot Data	Square-Foot - NBHD 1117 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.3854 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 16,788.00 x 1.70 = 28,540 Factor Value Adjustments 1.0000 Lot Value 28,540		 <p>660000334_001.JPG 9/28/2025</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Wood
Base/Total Area	1,394 / 1,394
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,394
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2005 / 16

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 178,112 127.77 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 4 Indicated Value 185,810 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	101.70	Total Misc Impr	+ 4,499	Roofing Adj	+ 4.61	Garage Cost	+ 15,166
Subfloor Adj	+ -1.21	Total RCN	= 196,243	Heat/Cool Adj	+ 11.47	Depreciation (19%)	- 37,286
Plumbing Adj	+ 10.10	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 158,957
Adj Base Cost	= 126.67	Lot Value	+ 28,540	Total Area	x 1,394	Indicated Value	= 187,497
		Value Per SqFt	134.50	Adjusted Cost	= 176,578		

Value Reconciliation
Selected Approach Cost Approach Improvements 158,957 Lot Value 28,540 Indicated Value 187,497 134.50 Per SqFt Agland Value Site Improvements Total Value 187,497 134.50 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	1146	94		94	23.97		2,253
PATO	SLAB PORCH - OPEN	1147	10x8		80	10.86		869
PATO	SLAB PORCH - OPEN	1148	130		130	10.59		1,377



Rogers

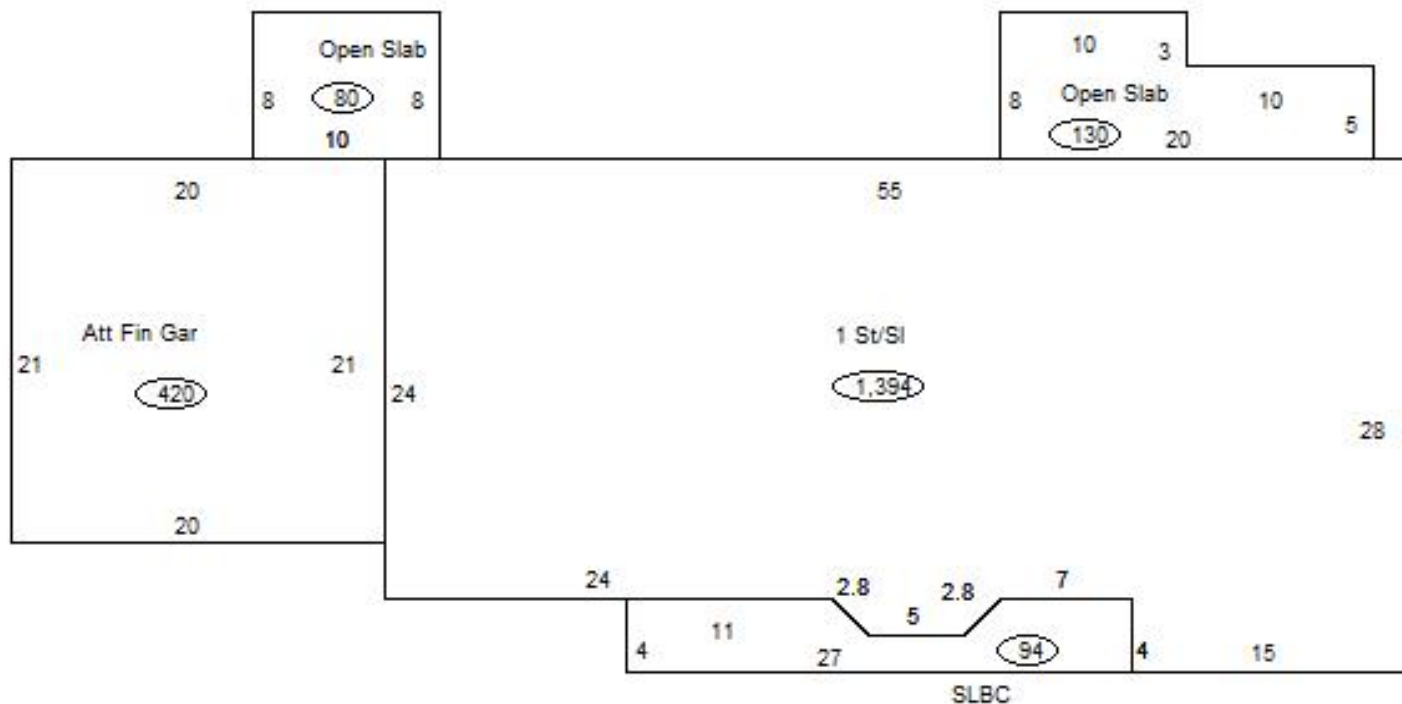
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Sketch Image

660000334



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,394	1.000	1,394
2	G	5		13	Att Fin Gar	420	1.000	420
3	M	PRCH		13	SLBC	94	1.000	94
4	M	PATO		13	Open Slab	80	1.000	80
5	M	PATO		13	Open Slab	130	1.000	130
Total Building Area						1,394		1,394