



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image									
Account	660000336													
Parcel ID	000000-00-0-00738-006-0013													
Cadastral ID	01-20-15-05930													
Property Type	REAL - Real Property													
Property Class	URP	VI Area 3												
Tax Area	80 - VERDIGRIS TOWN/ VERDIGRI													
Name ID	334442													
BYRD, STEPHEN & SUSAN														
9245 E CHERRY LN CLAREMORE OK 74019-0000														
Parcel Location														
Situs	09245 E CHERRY LN													
Subdivision	SHEPHERD VALLEY													
Lot/Block	0013 / 0006	Parcel Size 1 - Lots												
Sec/Twn/Rng	1 / 20 / 15 / 5													
Neighborhood	1117 - R-V04-SW VERDIGRIS													
School District	S008 - VERDIGRIS SCHOOLS													
Legal Description Lat/Long: 36.24604024 -95.66659555														
Building Permits														
LOT 13 BLOCK 6 SHEPHERD VALLEY														
<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code					
					/	ADAMS, FRANK E & DONNA M	05/07/2021	155,000	YES					
					2483/210	ALESSI, DAVID A & CONNIE D	06/30/2015	145,000	YES					
					1509/288	NATIONAL RESIDENTIAL-NOMINEE	08/08/2003	121,000						
					1509/286	SHADDIX, JOEY K &	06/13/2003	121,000	3					
					1067/388	FREEMAN CONSTRUCTION CO	05/30/1997	87,000	Yes					
					28/129	VERDIGRIS VALLEY-CONSTRUCTION	06/06/1996	0	No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax						
Remove Cap	2022	Land Value	27,501	22,548	11%	2,480	Assessed	18,992	1,977.67					
Year Frozen	2013	Improvements	167,833	150,112		16,512	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-87.00					
TIF Project ID	0	Total Value	195,334	172,660		18,992	Total Taxable	17,992	1,891.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660000336	BYRD, STEPHEN & SUSAN			80	185,320	1000	17,440	1,833.00					
2024	2024-660000336	BYRD, STEPHEN & SUSAN			80	197,869	0	17,903	1,716.00					
2023	2023-660000336	BYRD, STEPHEN & SUSAN			80	155,000	0	17,050	1,610.00					
2022	2022-660000336	BYRD, STEPHEN & SUSAN			80	155,000	0	17,050	1,639.00					
2021	2021-660000336	BYRD, STEPHEN & SUSAN			80	161,795	1000	16,218	1,528.00					
2020	2020-660000336	ADAMS, FRANK E & DONNA M			80	155,643	1000	15,717	1,484.00					
2019	2019-660000336	ADAMS, FRANK E & DONNA M			80	147,549	1000	15,230	1,461.00					
2018	2018-660000336	ADAMS, FRANK E & DONNA M			80	151,808	1000	15,699	1,506.00					
2017	2017-660000336	ADAMS, FRANK E & DONNA M			80	150,354	1000	15,539	1,495.00					
2016	2016-660000336	ADAMS, FRANK E & DONNA M			80	146,315	0	16,095	1,543.00					
2015	2015-660000336	ADAMS, FRANK E & DONNA M			80	127,627	2000	10,591	1,044.00					
2014	2014-660000336	ALESSI, DAVID A & CONNIE D			80	127,705	1000	11,591	1,070.00					
2013	2013-660000336	ALESSI, DAVID A & CONNIE D			80	130,305	1000	11,591	1,108.00					




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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> 0.3714 <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> 16,177.00 x 1.70 = 27,501 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 27,501		 <p>660000336_002.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>	1,533 / 1,533
<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>	1,533
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	462 Attached Garage - Finished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	1996 / 23

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> 192,588 125.63 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> 206,310 Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	100.27	<b>Total Misc Impr</b>	+ 13,466	<b>Roofing Adj</b>	+ 4.49	<b>Garage Cost</b>	+ 16,207
<b>Subfloor Adj</b>	+ -1.15	<b>Total RCN</b>	= 220,164	<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 30%)</b>	- 66,049
<b>Plumbing Adj</b>	+ 9.18	<b>Lump Sums</b>	+ 0	<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 154,115
<b>Adj Base Cost</b>	= 124.26	<b>Lot Value</b>	+ 27,501	<b>Total Area</b>	x 1,533	<b>Indicated Value</b>	= 181,616
		<b>Value Per SqFt</b>	118.47	<b>Adjusted Cost</b>	= 190,491		

Value Reconciliation
<b>Selected Approach</b> Cost Approach <b>Improvements</b> 154,115 <b>Lot Value</b> 27,501 <b>Indicated Value</b> 181,616 118.47 Per SqFt <b>Agland Value</b> <b>Site Improvements</b> 13,718 <b>Total Value</b> 195,334 127.42 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	1154	27x6		162	23.71		3,841
PRCH	SLAB PORCH - COVERED	1155	16x12		192	23.59		4,529





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small	8x12x8	Plank	Composition Shingle	96	
	Qual	2	Cond 3	Year 2021	Eff Age 4		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (19% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (23.15 x 96)		2,222		2,222	422	1,800
	SPLG	Swimming Pool - In Ground VINYL	14x32x0	Base		448	
	Qual	3	Cond 3	Year 2009	Eff Age 13		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (56% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (52.61 x 448)		23,569		23,569	13,199	10,370
	PACN	Paving - Concrete AROUND POOL	0x0x0	Concrete		650	
	Qual	3	Cond 3	Year 2009	Eff Age 9		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (51% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.86 x 650)		3,159		3,159	1,611	1,548