



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 02:02:47
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Assessment Data					Primary Image																																																																																																																				
Account 660000351 Parcel ID 000000-00-0-00738-009-0002 Cadastral ID 01-20-15-06080 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 347331 STODDARD, BLAIKE & ADRIANE N KIRTON 9172 E OAK LN CLAREMORE OK 74019-0000 Parcel Location Situs 09172 E OAK LN Subdivision SHEPHERD VALLEY Lot/Block 0002 / 0009 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 15 / 5 Neighborhood 1117 - R-V04-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>660000351_001.JPG 9/28/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.24597841 -95.66843585																																																																																																																									
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Lot Data	Square-Foot - NBHD 1117 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.3398 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 14,803.00 x 1.70 = 25,165 Factor Value Adjustments 2.9020 Lot Value 73,029		

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% Two Story
Exterior Wall	50% Veneer, Stone 50% Frame, Siding, Vinyl
Base/Total Area	1,221 / 2,442
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,221
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	478 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1986 / 27

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	290,494	118.96	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	20,250		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	95.10	Total Misc Impr	+	12,924			
Roofing Adj	+ 2.99	Garage Cost	+	24,067			
Subfloor Adj	+ -1.91	Total RCN	=	329,567			
Heat/Cool Adj	+ 14.47	Depreciation (34%)	-	112,053			
Plumbing Adj	+ 9.16	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	217,514			
Adj Base Cost	= 119.81	Lot Value	+	73,029			
Total Area	x 2,442	Indicated Value	=	290,543			
Adjusted Cost	= 292,576	Value Per SqFt		118.98			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	217,514		
Lot Value	73,029		
Indicated Value	290,543	118.98	Per SqFt
Agland Value			
Site Improvements	5,420		
Total Value	295,963	121.20	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	1210	6x4		24	29.45		707
PRCH	SLAB PORCH - COVERED	1211	13x9		117	29.14		3,409
PATO	SLAB PORCH - OPEN	1212	20x10		200	11.89		2,378



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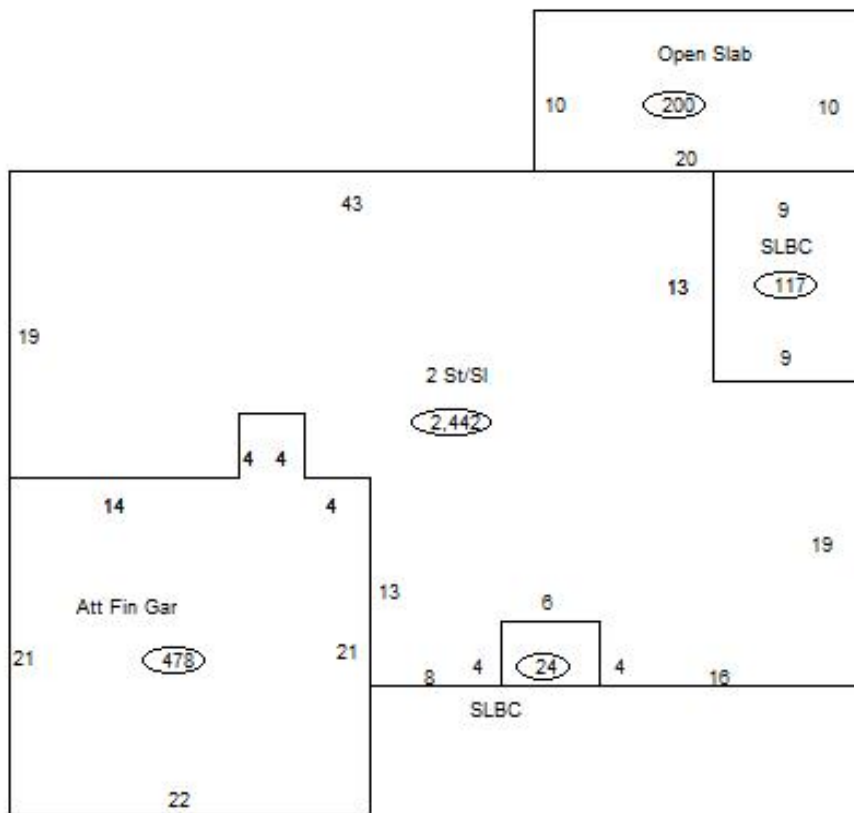
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	13	2 St/Sl	1,221	2.000	2,442
2	G	5		13	Att Fin Gar	478	1.000	478
3	M	PRCH		13	SLBC	24	1.000	24
4	M	PRCH		13	SLBC	117	1.000	117
5	M	PATO		13	Open Slab	200	1.000	200
Total Building Area						1,221		2,442



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small	12x20x8	Plank	Composition Shingle	240	
	Qual	2	Cond 3	Year 2015	Eff Age 8		
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD	
		Base Cost (18.16 x 240)	4,358		4,358	1,612	2,746
	WODO	Wood Deck - Open	16x12x0	Plank		192	
	Qual	2	Cond 2	Year 2000	Eff Age 26		
	Valuation Summary		Modifier Total	RCN	Depr (72% Phys/ % Func)	RCNLD	
		Base Cost (20.02 x 192)	3,844		3,844	2,768	1,076
	WODC	Wood Deck - Covered	20x8x8	Plank	Formed Metal	160	
	Qual	2	Cond 2	Year 2000	Eff Age 26		
	Valuation Summary		Modifier Total	RCN	Depr (72% Phys/ % Func)	RCNLD	
		Base Cost (35.66 x 160)	5,706		5,706	4,108	1,598