




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:20:02
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Assessment Data					Primary Image																																																																																																																				
Account 660000352 Parcel ID 000000-00-0-00738-009-0003 Cadastral ID 01-20-15-06090 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 270657 COX, MARC O 9152 E OAK LN CLAREMORE OK 74019-0000 Parcel Location Situs 09152 OAK LN Subdivision SHEPHERD VALLEY Lot/Block 0003 / 0009 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 15 / 5 Neighborhood 1117 - R-V04-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					 <p>660000352_001.JPG 9/28/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.24598717 -95.66889474																																																																																																																									
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Lot Data	Square-Foot - NBHD 1117 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.5249 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 22,864.00 x 1.70 = 38,869 Factor Value Adjustments 1.0000 Lot Value 38,869		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Frame, Siding, Wood 50% Veneer, Masonry
Base/Total Area	1,628 / 1,628
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,628
Fixture/RghIn	12 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	462 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1992 / 26

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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	180,143	110.65	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	202,390 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	100.82	Total Misc Impr	+	14,552			
Roofing Adj	+ 4.45	Garage Cost	+	16,207			
Subfloor Adj	+ -1.15	Total RCN	=	234,226			
Heat/Cool Adj	+ 11.47	Depreciation (35%)	-	81,979			
Plumbing Adj	+ 9.39	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	152,247			
Adj Base Cost	= 124.98	Lot Value	+	38,869			
Total Area	x 1,628	Indicated Value	=	191,116			
Adjusted Cost	= 203,467	Value Per SqFt		117.39			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	152,247		
Lot Value	38,869		
Indicated Value	191,116	117.39	Per SqFt
Agland Value			
Site Improvements			
Total Value	191,116	117.39	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	1215	128		128	23.84	3,052
PRCH	SLAB PORCH - COVERED	1216	208		208	23.54	4,896
PATO	SLAB PORCH - OPEN	118662	12x12		144	10.47	1,508



Rogers

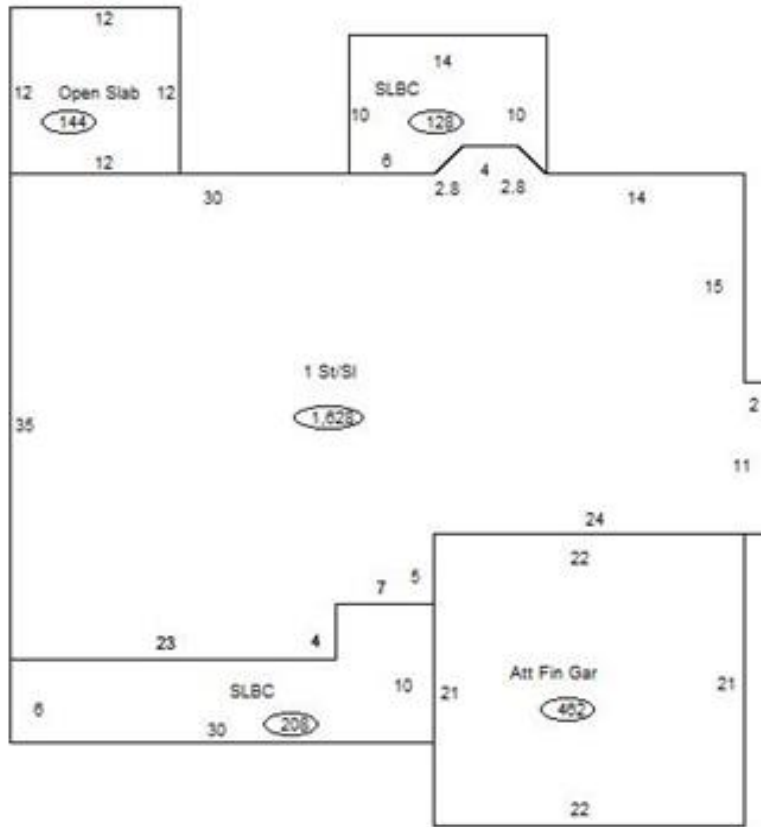
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Sketch Image

660000352



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,628	1.000	1,628
2	G	5		13	Att Fin Gar	462	1.000	462
3	M	PRCH		13	SLBC	128	1.000	128
4	M	PRCH		13	SLBC	208	1.000	208
5	M	PATO		13	Open Slab	144	1.000	144
Total Building Area						1,628		1,628