



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:59:30
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660000376 Parcel ID 000000-00-0-00738-010-0006 Cadastral ID 01-20-15-06330 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 341248 TERVEER, CHRISTINA & LORI TERVEER 9145 E OAK LN CLAREMORE OK 74019-0000 Parcel Location Situs 09145 OAK LN Subdivision SHEPHERD VALLEY Lot/Block 0006 / 0010 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 15 / 5 Neighborhood 1117 - R-V04-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>660000376_001.JPG 9/28/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.24651071 -95.66893464 LOT 6 BLOCK 10 SHEPHERD VALLEY																																																																																																																									
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Lot Data	Square-Foot - NBHD 1117 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.4032 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 17,564.00 x 1.70 = 29,859 Factor Value Adjustments 1.5657 Lot Value 46,750		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	70% Veneer, Masonry 30% Frame, Siding, Vinyl
Base/Total Area	1,676 / 1,676
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,676
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	462 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1997 / 22

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	188,828	112.67	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	210,080		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	101.75	Total Misc Impr	+ 9,049				
Roofing Adj	+ 4.42	Garage Cost	+ 16,207				
Subfloor Adj	+ -1.15	Total RCN	= 238,209				
Heat/Cool Adj	+ 11.47	Depreciation (29%)	- 69,081				
Plumbing Adj	+ 10.57	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 169,128				
Adj Base Cost	= 127.06	Lot Value	+ 46,750				
Total Area	x 1,676	Indicated Value	= 215,878				
Adjusted Cost	= 212,953	Value Per SqFt	128.81				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	169,128		
Lot Value	46,750		
Indicated Value	215,878	128.81	Per SqFt
Agland Value			
Site Improvements			
Total Value	215,878	128.81	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	1304	369		369	23.11		8,528
PATO	Patio - Open	174358	8x6		48	10.86		521

