



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 02:02:58  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660000377 <b>Parcel ID</b> 000000-00-0-00738-010-0007 <b>Cadastral ID</b> 01-20-15-06340 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 3 <b>Tax Area</b> 80 - VERDIGRIS TOWN/ VERDIGRI <b>Name ID</b> 334975 FOSS, JENNIFER LYNN & GEORGE JM  9165 E OAK LN CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 09165 OAK LN <b>Subdivision</b> SHEPHERD VALLEY <b>Lot/Block</b> 0007 / 0010 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 1 / 20 / 15 / 5 <b>Neighborhood</b> 1117 - R-V04-SW VERDIGRIS <b>School District</b> S008 - VERDIGRIS SCHOOLS					<p>660000377_001.JPG 9/28/2025</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.24648423 -95.66846484 LOT 7 BLOCK 10 SHEPHERD VALLEY																																																																																																																									
<b>Exemptions</b> <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	<b>Building Permits</b> <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>R13-28</td> <td>R14-NEW 1500 SQ FT 30X50</td> <td>09/2013</td> <td>11/2013</td> <td>12,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R13-28	R14-NEW 1500 SQ FT 30X50	09/2013	11/2013	12,000																																																																																												
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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> 0.4198 <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> 18,288.00 x 1.70 = 31,090 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 31,090		

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>	20% Veneer, Masonry 80% Frame, Siding, Vinyl
<b>Base/Total Area</b>	1,554 / 1,554
<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>	0
<b>Fixture/RghIn</b>	12 /
<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>	1993 / 25

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> 213,159 137.17 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> 210,650 Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	98.55	<b>Total Misc Impr</b>	+ 15,262	<b>Roofing Adj</b>	+ 4.48	<b>Garage Cost</b>	+ 16,207
<b>Subfloor Adj</b>	+ 1.15	<b>Total RCN</b>	= 226,480	<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 34%)</b>	- 77,003
<b>Plumbing Adj</b>	+ 9.84	<b>Lump Sums</b>	+ 0	<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 149,477
<b>Adj Base Cost</b>	= 125.49	<b>Lot Value</b>	+ 31,090	<b>Total Area</b>	x 1,554	<b>Indicated Value</b>	= 180,567
		<b>Value Per SqFt</b>	116.19	<b>Adjusted Cost</b>	= 195,011		

Value Reconciliation
<b>Selected Approach</b> Cost Approach <b>Improvements</b> 149,477 <b>Lot Value</b> 31,090 <b>Indicated Value</b> 180,567 116.19 Per SqFt <b>Agland Value</b> <b>Site Improvements</b> 36,444 <b>Total Value</b> 217,011 139.65 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	1307	27x6		162	23.71		3,841
PATO	Patio - Open	1308	778		778	8.13		6,325



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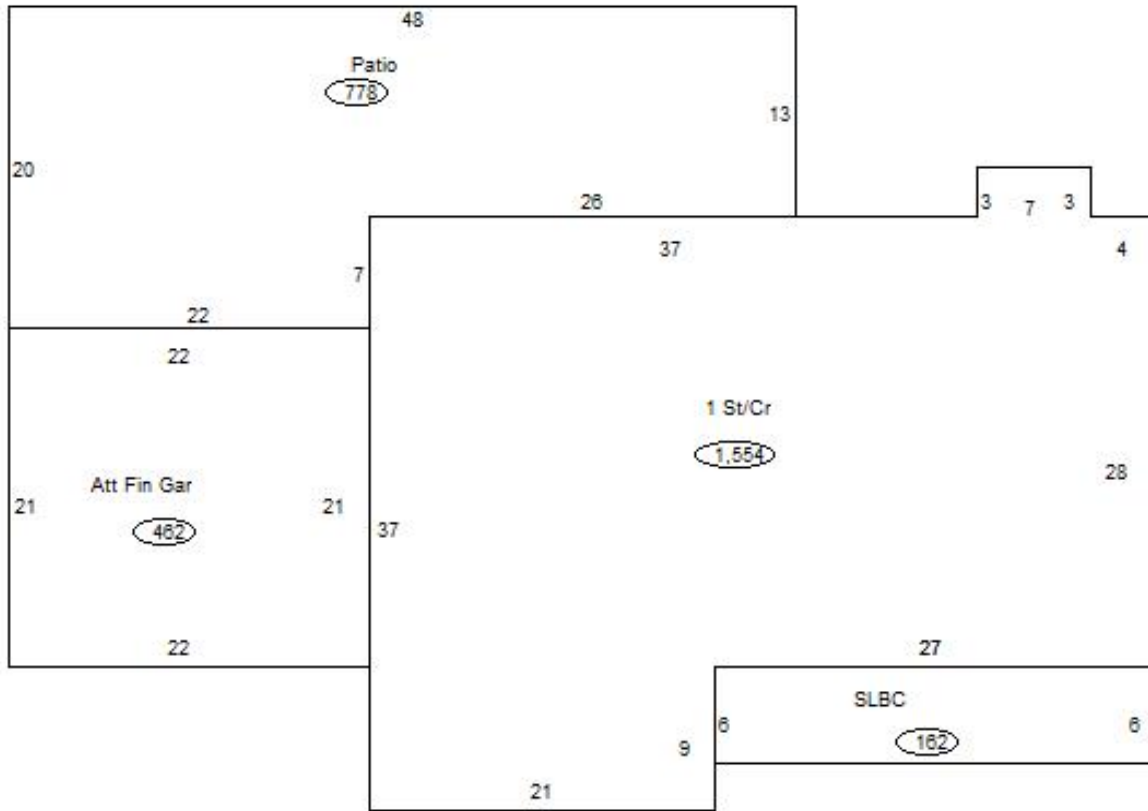
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,554	1.000	1,554
2	G	5		13	Att Fin Gar	462	1.000	462
3	M	PRCH		13	SLBC	162	1.000	162
4	M	PATO		13	Patio	778	1.000	778
<b>Total Building Area</b>						1,554		1,554



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	30x50x14	Concrete	Formed Metal	1,500
	Qual 2	Cond 3	Year 2013	Eff Age 10		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (20% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (30.37 x 1,500)	45,555	45,555	9,111	36,444