



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:23:47
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Assessment Data					Primary Image																																																																																																																				
Account 660000769 Parcel ID 000000-00-0-00453-004-0005 Cadastral ID 01-22-15-02560 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 11 - SEQUOYAH/NW FIRE Name ID 340846 VOLBRECHT, MARSHALL 9863 E OAK ST CLAREMORE OK 74017-0000 Parcel Location Situs 09863 E OAK ST Subdivision LITTLE PONDEROSA EXT Lot/Block 0005 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 22 / 15 / 5 Neighborhood 1085 - R-V04-NW SEQUOYAH School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
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Lot Data	Square-Foot - NBHD 1085 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.6343	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	27,629.00 x 3.15 = 87,031	
Factor Value		
Adjustments	0.9200	
Lot Value	80,069	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,836 / 1,836
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	625 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1969 / 43



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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	187,976	102.38	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	216,920 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	90.63	Total Misc Impr	+	11,311			
Roofing Adj	+ 3.69	Garage Cost	+	13,913			
Subfloor Adj	+ 2.09	Total RCN	=	230,507			
Heat/Cool Adj	+ 10.30	Depreciation (53%)	-	122,169			
Plumbing Adj	+ 5.10	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	108,338			
Adj Base Cost	= 111.81	Lot Value	+	80,069			
Total Area	x 1,836	Indicated Value	=	188,407			
Adjusted Cost	= 205,283	Value Per SqFt		102.62			

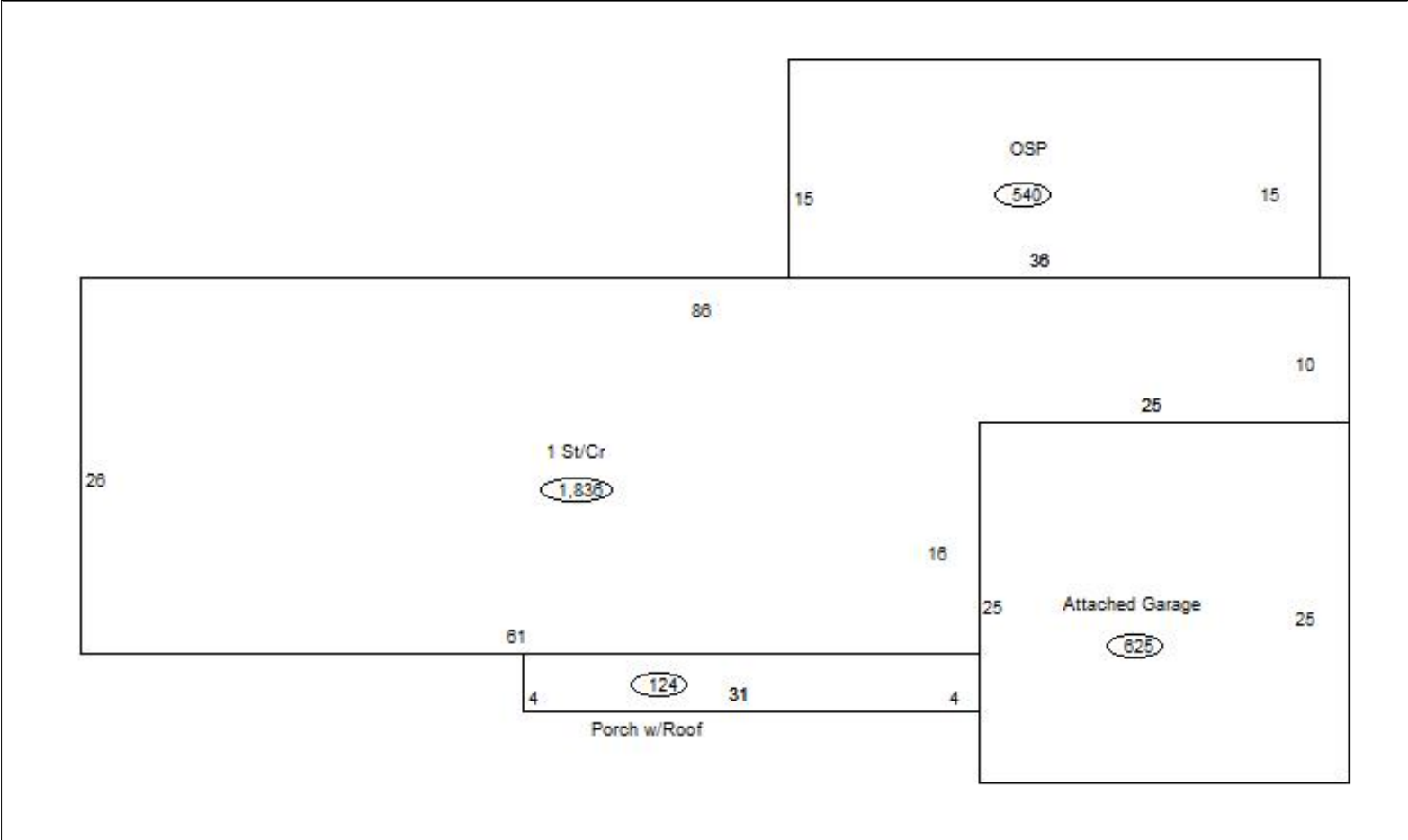
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	108,338		
Lot Value	80,069		
Indicated Value	188,407	102.62	Per SqFt
Agland Value			
Site Improvements	25,170		
Total Value	213,577	116.33	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	2291	31x4		124	20.90		2,592
PATO	SLAB PORCH - OPEN	2292	36x15		540	7.67		4,142



Sketch Image

660000769



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,836	1.000	1,836
2	G	1		13	Attached Garage	625	1.000	625
3	M	PRCH		13	SLBC	124	1.000	124
4	M	PATO		13	Open Slab	540	1.000	540
Total Building Area						1,836		1,836



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	0x0x0			1,320
	Qual 3	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD	
Base Cost (27.24 x 1,320)		35,957	35,957	10,787	25,170	