



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image									
Account	660012649													
Parcel ID	000000-00-0-00171-003-0004													
Cadastral ID	12-21-15-03030													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area 4												
Tax Area	8 - CLAREMORE/ NW FIRE													
Name ID	286733													
SPRADLIN, DALE L &														
WALTRAUD-TRUSTEES														
9065 E SALEM DR CLAREMORE OK 74019-0000														
Parcel Location														
Situs	09065 E SALEM DR													
Subdivision	COLONIAL ESTATES													
Lot/Block	0004 / 0003	Parcel Size 1 - Lots												
Sec/Twn/Rng	12 / 21 / 15 / 5													
Neighborhood	1209 - R-V03,3-SW CLAREMORE													
School District	S001 - CLAREMORE SCHOOLS													
Legal Description														
Lat/Long: 36.31070634 -95.66609055														
LOT 4 BLOCK 3 COLONIAL ESTATES														
Building Permits														
<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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
1621/879	LANE, STEPHEN M & SHELLY A	08/20/2004	164,000	YES										
1539/162	ATTEBURY, RANDAL L &	10/23/2003	159,500	YES										
1253/591	DINELLI, RICHARD M &	10/23/2000	157,500	Yes										
975/607	GAITHER DEVELOPMENT INC	12/05/1994	113,936	Yes										
960/409	LUNDY, RICHARD TRUSTEE &	06/23/1994	10,000	Yes										
917/471	INGOLD, REEVES D	06/04/1993	593	No										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.442	Current Tax						
Remove Cap	2005	Land Value	80,036	51,768	11%	5,694	Assessed	21,005						
Year Frozen	2016	Improvements	215,188	139,186		15,311	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000						
TIF Project ID	0	Total Value	295,224	190,954		21,005	Total Taxable	20,005						
-93.00														
2,143.00														
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660012649	SPRADLIN, DALE L &	8	287,697	1000	20,005	2,143.00							
2024	2024-660012649	SPRADLIN, DALE L &	8	281,396	1000	20,005	2,143.00							
2023	2023-660012649	SPRADLIN, DALE L &	8	214,654	1000	20,005	2,126.00							
2022	2022-660012649	SPRADLIN, DALE L &	8	217,017	1000	20,005	2,139.00							
2021	2021-660012649	SPRADLIN, DALE L &	8	204,105	1000	20,005	2,052.00							
2020	2020-660012649	SPRADLIN, DALE L &	8	202,601	1000	20,005	2,127.00							
2019	2019-660012649	SPRADLIN, DALE L &	8	192,378	1000	20,005	2,149.00							
2018	2018-660012649	SPRADLIN, DALE L &	8	197,863	1000	20,005	2,145.00							
2017	2017-660012649	SPRADLIN, DALE L &	8	195,865	1000	20,005	2,110.00							
2016	2016-660012649	SPRADLIN, DALE L &	8	190,954	1000	20,005	2,171.00							
2015	2015-660012649	SPRADLIN, DALE L &	8	186,416	1000	19,506	2,020.00							
2014	2014-660012649	SPRADLIN, DALE L &	8	189,704	1000	19,345	2,033.00							
2013	2013-660012649	SPRADLIN, DALE L &	8	179,567	1000	18,752	1,943.00							



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Lot Data		Square-Foot - NBHD 1209 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.0666		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	46,461.00 x 1.72 = 80,036		
Factor Value			
Adjustments	1.0000		
Lot Value	80,036		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Wood
Base/Total Area	2,057 / 2,057
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,057
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	532 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1994 / 24

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	250,564	121.81	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	257,590 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	101.04	Total Misc Impr	+ 10,386				
Roofing Adj	+ 4.67	Garage Cost	+ 16,726				
Subfloor Adj	+ -2.19	Total RCN	= 281,563				
Heat/Cool Adj	+ 12.64	Depreciation ( 29%)	- 81,653				
Plumbing Adj	+ 7.54	Lump Sums	+ 4,910				
Basement Adj	+ 0.00	RCNLD	= 204,820				
Adj Base Cost	= 123.70	Lot Value	+ 80,036				
Total Area	x 2,057	Indicated Value	= 284,856				
Adjusted Cost	= 254,451	Value Per SqFt	138.48				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	204,820		
Lot Value	80,036		
Indicated Value	284,856	138.48	Per SqFt
Agland Value			
Site Improvements	10,368		
Total Value	295,224	143.52	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	30539	181		181	26.36		4,771
WODO	WOOD DECK - OPEN	30540	340		340	16.99	15%	4,910



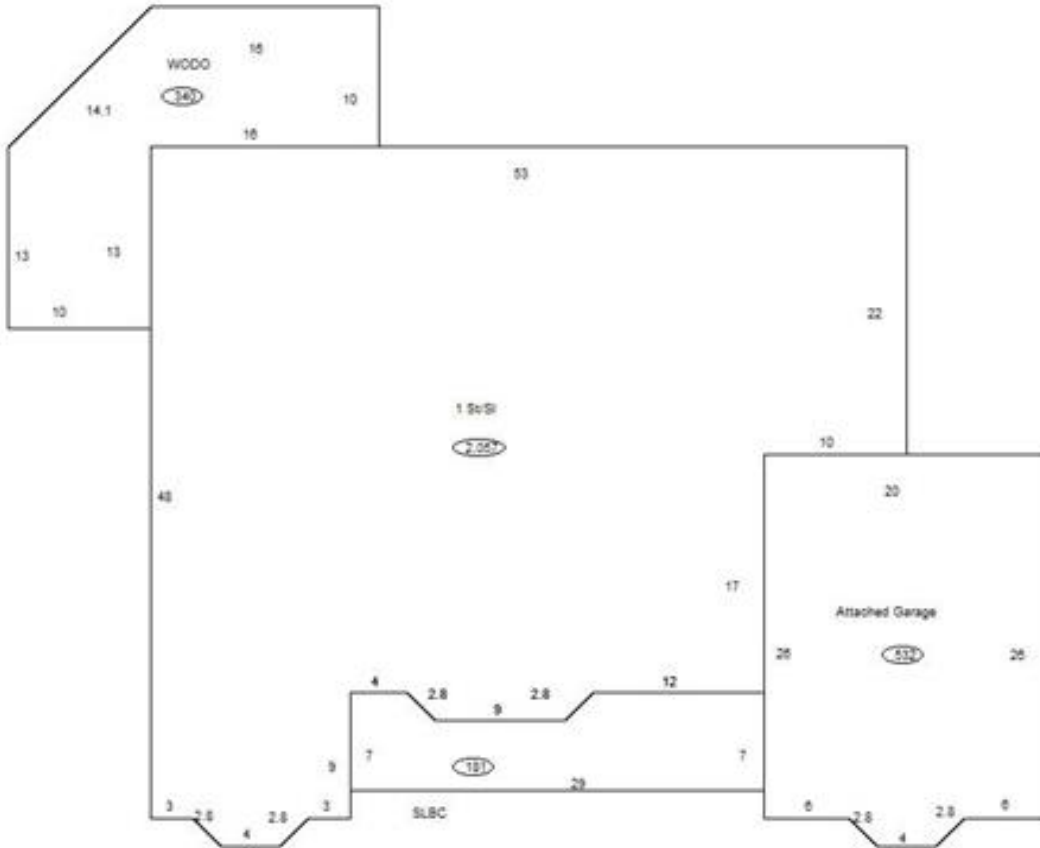
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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,057	1.000	2,057
2	G	1		10	Attached Garage	532	1.000	532
3	M	PRCH		10	SLBC	181	1.000	181
4	M	WODO		10	WODO	340	1.000	340
<b>Total Building Area</b>						<b>2,057</b>		<b>2,057</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			720
	Qual 2	Cond 3	Year	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (16.00 x 720)		11,520	11,520	1,152	10,368	