



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																					
<b>Account</b> 660031463 <b>Parcel ID</b> 000000-00-0-00075-001-0003 <b>Cadastral ID</b> 36-21-15-07930 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 4 <b>Tax Area</b> 80 - VERDIGRIS TOWN/ VERDIGRIS <b>Name ID</b> 331909 HERREL, ERIC N  9563 E 530 RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 09563 E 530 RD <b>Subdivision</b> BRIDGEPORT 1 <b>Lot/Block</b> 0003 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 36 / 21 / 15 / 5 <b>Neighborhood</b> 1109 - R-V03-SW VERDIGRIS <b>School District</b> S008 - VERDIGRIS SCHOOLS																																																										
<b>Legal Description</b> Lot/Long: 36.24969779 -95.66035523																																																										
<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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																												
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<b>Exemptions</b>					<b>Sale History</b>																																																					
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																																																	
H	Homestead	Yes	1,000	1,000	/	TODHUNTER, ANDREW	09/11/2020	125,000	YES																																																	
H	Homestead	No	1,000		2580/241	SEC OF HUD	09/26/2016	0	3																																																	
					2551/693	WELLS FARGO BANK NA	04/11/2016	0	3																																																	
					2531/888	CASTORENA, ALEX	02/17/2016	0	10																																																	
					1631/862	WARD, PHYLLIS AN	10/29/2004	80,500	YES																																																	
					943/110	HILLCREST PROPERTIES, INC	01/13/1994	40,500	Yes																																																	
<b>Parcel Valuation</b>					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>104.132</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2021</td> <td>Land Value</td> <td>48,237</td> <td>46,530</td> <td>11%</td> <td>5,118</td> <td>Assessed</td> <td>14,908</td> <td>1,552.40</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements</td> <td>89,002</td> <td>89,002</td> <td></td> <td>9,790</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-87.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>137,239</td> <td>135,532</td> <td></td> <td>14,908</td> <td>Total Taxable</td> <td>13,908</td> <td>1,465.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	Remove Cap	2021	Land Value	48,237	46,530	11%	5,118	Assessed	14,908	1,552.40	Year Frozen	0	Improvements	89,002	89,002		9,790	Penalty	0		Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-87.00	TIF Project ID	0	Total Value	137,239	135,532		14,908	Total Taxable	13,908	1,465.00
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<b>Assessment History</b>																																																										
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																			
2025	2025-660031463	HERREL, ERIC N	80	138,021	1000	13,474	1,419.00																																																			
2024	2024-660031463	HERREL, ERIC N	80	138,113	1000	13,053	1,262.00																																																			
2023	2023-660031463	HERREL, ERIC N	80	124,033	1000	12,644	1,204.00																																																			
2022	2022-660031463	HERREL, ERIC N	80	122,644	1000	12,442	1,206.00																																																			
2021	2021-660031463	HERREL, ERIC N	80	118,640	1000	12,050	1,138.00																																																			
2020	2020-660031463	HERREL, ERIC N	80	90,085	0	9,687	909.00																																																			
2019	2019-660031463	TODHUNTER, ANDREW	80	83,873	0	9,226	879.00																																																			
2018	2018-660031463	TODHUNTER, ANDREW	80	86,864	0	9,555	910.00																																																			
2017	2017-660031463	TODHUNTER, ANDREW	80	86,251	0	9,488	907.00																																																			
2016	2016-660031463	TODHUNTER, ANDREW	80	89,014	1000	8,792	853.00																																																			
2015	2015-660031463	CASTORENA, ALEX	80	87,552	1000	8,631	844.00																																																			
2014	2014-660031463	CASTORENA, ALEX	80	88,164	1000	8,698	805.00																																																			
2013	2013-660031463	CASTORENA, ALEX	80	87,134	1000	8,419	807.00																																																			



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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.1959		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	8,532.00 x 5.65 = 48,237		
Factor Value			
Adjustments	1.0000		
Lot Value	48,237		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	5% Veneer, Masonry 95% Frame, Siding, Wood
Base/Total Area	896 / 896
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	896
Fixture/RghIn	11 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	420 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1993 / 25

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	132,596 147.99 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	127,290 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	89,002
Lot Value	48,237
Indicated Value	137,239 153.17 Per SqFt
Agland Value	
Site Improvements	
Total Value	137,239 153.17 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	106.20	Total Misc Impr	+ 0
Roofing Adj	+ 4.86	Garage Cost	+ 12,100
Subfloor Adj	+ -1.24	Total RCN	= 134,852
Heat/Cool Adj	+ 11.47	Depreciation ( 34%)	- 45,850
Plumbing Adj	+ 15.71	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 89,002
Adj Base Cost	= 137.00	Lot Value	+ 48,237
Total Area	x 896	Indicated Value	= 137,239
Adjusted Cost	= 122,752	Value Per SqFt	153.17

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
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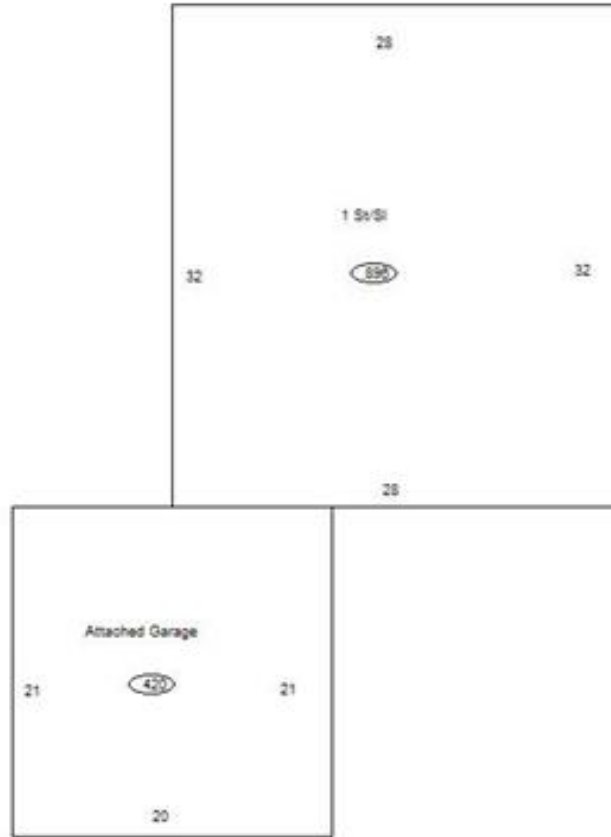
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### Sketch Image

660031463



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	896	1.000	896
2	G	1		10	Attached Garage	420	1.000	420
<b>Total Building Area</b>						896		896