



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:13:39
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Assessment Data					Primary Image														
Account 660031473 Parcel ID 000000-00-0-00075-001-0013 Cadastral ID 36-21-15-08030 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 342560 KOSS, RYAN 9476 E ASPENWOOD DR CLAREMORE OK 74019-0000 Parcel Location Situs 09476 E ASPENWOOD DR Subdivision BRIDGEPORT 1 Lot/Block 0013 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 36 / 21 / 15 / 5 Neighborhood 1109 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>\\tsclient\T\TOM\COMMERCIAL PICS\2022-06-14\IMG_0162.JPG 7/15/2022</p>														
Legal Description Lot/Long: 36.25001300 -95.66096352																			
LOT 13 BLOCK 1 BRIDGEPORT 1					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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	/	CRUTCHFIELD, EMILY	09/11/2023	186,500	YES										
H	Homestead	No	1,000		/	HALL, JOSEPH MARK	04/24/2019	118,500	YES										
					2533/348	LINDSEY, BRETT DRURY &	03/02/2016	103,000	YES										
					999/464	FREEMAN CONSTRUCTION CO	08/08/1995	60,500	Yes										
					987/186	HILLCREST PROPERTIES, INC	04/17/1995	7,000	Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax										
Remove Cap	2024		Land Value 81,146	81,146	11%	8,926	Assessed	20,101	2,093.15										
Year Frozen	0		Improvements 101,587	101,587		11,175	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-87.00										
TIF Project ID	0		Total Value 182,733	182,733		20,101	Total Taxable	19,101	2,006.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax												
2025	2025-660031473	KOSS, RYAN	80	180,451	1000	18,850	1,979.00												
2024	2024-660031473	KOSS, RYAN	80	188,151	1000	19,697	1,898.00												
2023	2023-660031473	KOSS, RYAN	80	138,964	0	14,977	1,414.00												
2022	2022-660031473	CRUTCHFIELD, EMILY	80	138,961	0	14,264	1,371.00												
2021	2021-660031473	CRUTCHFIELD, EMILY	80	129,183	0	13,584	1,271.00												
2020	2020-660031473	CRUTCHFIELD, EMILY	80	117,612	0	12,937	1,213.00												
2019	2019-660031473	CRUTCHFIELD, EMILY	80	100,325	0	11,036	1,052.00												
2018	2018-660031473	HALL, JOSEPH MARK	80	103,114	0	11,343	1,081.00												
2017	2017-660031473	HALL, JOSEPH MARK	80	102,312	0	11,254	1,075.00												
2016	2016-660031473	HALL, JOSEPH MARK	80	104,755	1000	9,453	917.00												
2015	2015-660031473	LINDSEY, BRETT DRURY &	80	102,794	1000	9,148	894.00												
2014	2014-660031473	LINDSEY, BRETT DRURY &	80	103,565	1000	8,852	819.00												
2013	2013-660031473	LINDSEY, BRETT DRURY &	80	102,584	1000	8,566	822.00												



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Lot Data	Square-Foot - NBHD 1109 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.1565 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 6,819.00 x 5.95 = 40,573 Factor Value Adjustments 2.0000 Lot Value 81,146		<p>\\tsclient\T\TOM\COMMERCIAL PICS\2022-06-14\IMG_0162.JPG 7/15/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	90% Frame, Siding, Wood 10% Veneer, Masonry
Base/Total Area	1,106 / 1,106
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,106
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	380 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1995 / 23

Cost Approach				Manual : 01/2025			
Base Cost	98.77	Total Misc Impr	+ 3,926	Roofing Adj	+ 4.39	Garage Cost	+ 9,568
Subfloor Adj	+ 0.00	Total RCN	= 151,622	Heat/Cool Adj	+ 10.30	Depreciation (33%)	- 50,035
Plumbing Adj	+ 11.43	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 101,587
Adj Base Cost	= 124.89	Lot Value	+ 81,146	Total Area	x 1,106	Indicated Value	= 182,733
		Value Per SqFt	165.22	Adjusted Cost	= 138,128		

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	130,611	118.09	Per SqFt

Direct Comparables			
Selection Model	A Adam Test		
Adjustment Model	1 2022 Residential		
Comparables	8		
Indicated Value	148,510		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	101,587		
Lot Value	81,146		
Indicated Value	182,733	165.22	Per SqFt
Agland Value			
Site Improvements			
Total Value	182,733	165.22	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	74739	11x7		77	21.05		1,621
PRCH	SLAB PORCH - COVERED	74740	11x10		110	20.95		2,305

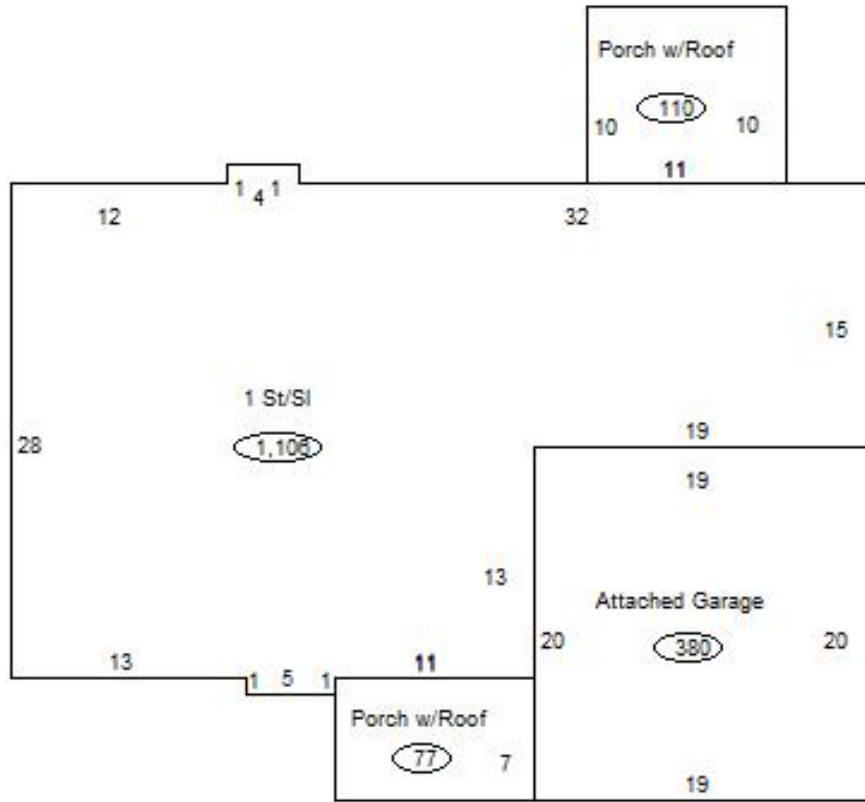


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Sketch Image

660031473



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,106	1.000	1,106
2	G	1		13	Attached Garage	380	1.000	380
3	M	PRCH		13	SLBC	77	1.000	77
4	M	PRCH		13	SLBC	110	1.000	110
Total Building Area						1,106		1,106