



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 22:14:31  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660031499 <b>Parcel ID</b> 000000-00-0-00075-002-0010 <b>Cadastral ID</b> 36-21-15-08290 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 4 <b>Tax Area</b> 80 - VERDIGRIS TOWN/ VERDIGRI <b>Name ID</b> 308653 <b>MMCO LLC</b>  PO BOX 161 CLAREMORE OK 74018-0000  <b>Parcel Location</b> <b>Situs</b> 09396 E ASPENWOOD DR <b>Subdivision</b> BRIDGEPORT 1 <b>Lot/Block</b> 0010 / 0002 <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: 36.25002069 -95.66273372										\\tsclient\T\TOM\COMMERCIAL PICS\2022-06-16\IMG_0028.JPG 6/16/2022																																																																																																															
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Lot Data	Square-Foot - NBHD 1109 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.1763 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> 0  <b>Method</b> Square-Foot <b>Base Lot Value</b> 7,681.00 x 5.89 = 45,259 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 45,259		 <p style="text-align: right; color: orange;">06/16/2022</p> <p>\\tsclient\T\TOM\COMMERCIAL PICS\2022-06-16\IMG_0028.JPG 6/16/2022</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	90% Frame, Siding, Wood 10% Veneer, Masonry
<b>Base/Total Area</b>	1,203 / 1,203
<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>	1,203
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	400 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1995 / 23

Cost Approach		Manual : 01/2025	
<b>Base Cost</b>	101.85	<b>Total Misc Impr</b>	+ 9,402
<b>Roofing Adj</b>	+ 4.66	<b>Garage Cost</b>	+ 11,700
<b>Subfloor Adj</b>	+ -1.21	<b>Total RCN</b>	= 175,651
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 30%)</b>	- 52,695
<b>Plumbing Adj</b>	+ 11.70	<b>Lump Sums</b>	+ 0
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 122,956
<b>Adj Base Cost</b>	= 128.47	<b>Lot Value</b>	+ 45,259
<b>Total Area</b>	x 1,203	<b>Indicated Value</b>	= 168,215
<b>Adjusted Cost</b>	= 154,549	<b>Value Per SqFt</b>	139.83

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>	151,919	126.28	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>	153,120 Per SqFt

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	122,956		
<b>Lot Value</b>	45,259		
<b>Indicated Value</b>	168,215	139.83	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	168,215	139.83	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	74846	183		183	23.63	4,324
PRCH	SLAB PORCH - COVERED	74847	18x12		216	23.51	5,078



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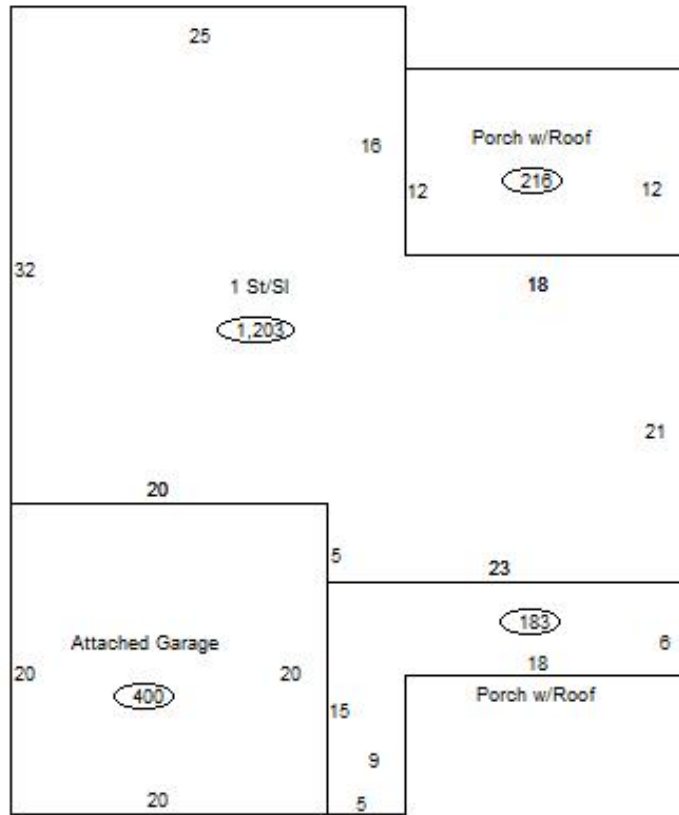
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Sketch Image

660031499



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,203	1.000	1,203
2	G	1		13	Attached Garage	400	1.000	400
3	M	PRCH		13	SLBC	183	1.000	183
4	M	PRCH		13	SLBC	216	1.000	216
<b>Total Building Area</b>						1,203		1,203