



# 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> 660031513 <b>Parcel ID</b> 000000-00-0-00075-003-0002 <b>Cadastral ID</b> 36-21-15-08430 <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> 321288 BAILEY, KAREN MONETTE  9414 E BIRCHWOOD DR CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 09414 BIRCHWOOD <b>Subdivision</b> BRIDGEPORT 1 <b>Lot/Block</b> 0002 / 0003 <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																																																						
\\tsclient\T\TOM\COMMERCIAL PICS\2022-06-27\IMG_0010.JPG 6/29/2022																																																						
Legal Description					Building Permits																																																	
Lat/Long: 36.25075085 -95.66230665 LOT 2 BLOCK 3 BRIDGEPORT 1					<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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																								
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Parcel Valuation																																																						
Source		REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax																																													
Remove Cap		2018	Land Value	26,104	11%	2,871	Assessed	11,980	1,247.50																																													
Year Frozen		2018	Improvements	82,810		9,109	Penalty	0																																														
Uncapped Value		0	Mobile Home	0		0	Exemption	1,000	-87.00																																													
TIF Project ID		0	Total Value	108,914		11,980	Total Taxable	10,980	1,160.00																																													
Assessment History																																																						
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																													
2025	2025-660031513	BAILEY, KAREN MONETTE			80	157,140	1000	10,981	1,161.00																																													
2024	2024-660031513	BAILEY, KAREN MONETTE			80	159,832	1000	10,981	1,062.00																																													
2023	2023-660031513	BAILEY, KAREN MONETTE			80	137,102	1000	10,980	1,046.00																																													
2022	2022-660031513	BAILEY, KAREN MONETTE			80	135,593	1000	10,981	1,065.00																																													
2021	2021-660031513	BAILEY, KAREN MONETTE			80	127,210	1000	10,981	1,038.00																																													
2020	2020-660031513	BAILEY, KAREN MONETTE			80	118,814	1000	10,980	1,040.00																																													
2019	2019-660031513	BAILEY, KAREN MONETTE			80	108,914	1000	10,981	1,056.00																																													
2018	2018-660031513	BAILEY, KAREN MONETTE			80	111,941	1000	11,314	1,089.00																																													
2017	2017-660031513	BAILEY, KAREN MONETTE			80	117,487	0	12,924	1,235.00																																													
2016	2016-660031513	LYONS, DILLON & MAKAYLA			80	114,613	0	12,607	1,208.00																																													
2015	2015-660031513	LYONS, DILLON & MAKAYLA			80	113,404	0	12,474	1,205.00																																													
2014	2014-660031513	SEC OF VETERANS AFFAIRS			80	112,218	0	12,344	1,128.00																																													
2013	2013-660031513	ROGERS, GAIL A			80	110,967	0	12,206	1,156.00																																													



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Lot Data	Square-Foot - NBHD 1109 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.1465	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	6,383.00 x 5.95 = 37,979	
Factor Value		
Adjustments	1.0000	
Lot Value	37,979	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	90% Frame, Siding, Wood 10% Veneer, Masonry
Base/Total Area	1,168 / 1,168
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,168
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	399 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1996 / 23

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	150,849	129.15	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	150,920		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.89	Total Misc Impr	+	8,739			
Roofing Adj	+ 4.70	Garage Cost	+	11,679			
Subfloor Adj	+ -1.23	Total RCN	=	172,118			
Heat/Cool Adj	+ 11.47	Depreciation ( 30%)	-	51,635			
Plumbing Adj	+ 12.05	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	120,483			
Adj Base Cost	= 129.88	Lot Value	+	37,979			
Total Area	x 1,168	Indicated Value	=	158,462			
Adjusted Cost	= 151,700	Value Per SqFt		135.67			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	120,483		
Lot Value	37,979		
Indicated Value	158,462	135.67	Per SqFt
Agland Value			
Site Improvements			
Total Value	158,462	135.67	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	74907	183		183	23.63		4,324
PRCH	SLAB PORCH - COVERED	74908	17x11		187	23.61		4,415



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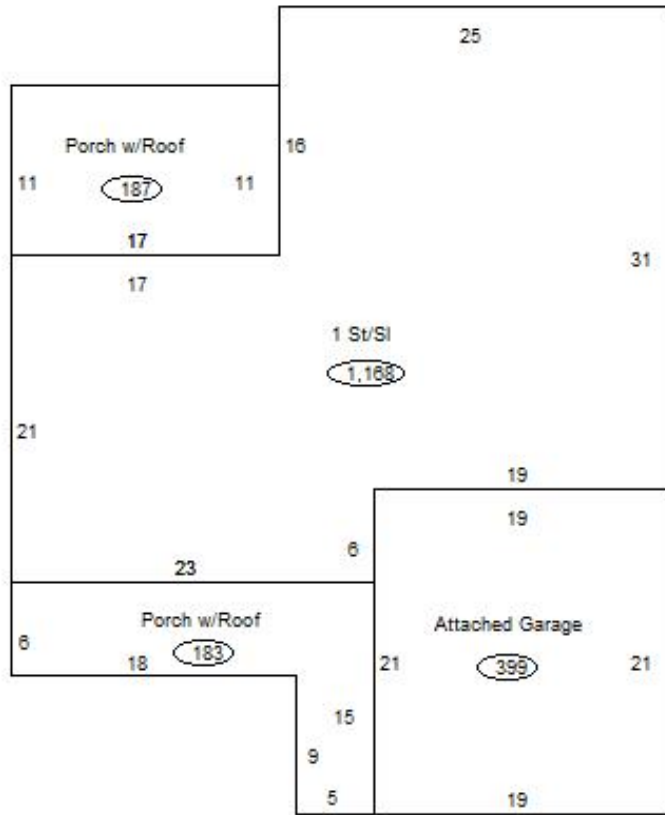
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Sketch Image

660031513



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,168	1.000	1,168
2	G	1		13	Attached Garage	399	1.000	399
3	M	PRCH		13	SLBC	183	1.000	183
4	M	PRCH		13	SLBC	187	1.000	187
<b>Total Building Area</b>						<b>1,168</b>		<b>1,168</b>