



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:15:13
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Assessment Data					Primary Image																																																																																																																				
Account 660031523 Parcel ID 000000-00-0-00075-003-0012 Cadastral ID 36-21-15-08530 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 308448 JONES, KASEY RYAN & LISA M 9503 E ASPENWOOD DR CLAREMORE OK 74019-0000 Parcel Location Situs 09503 E ASPENWOOD DR Subdivision BRIDGEPORT 1 Lot/Block 0012 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 36 / 21 / 15 / 5 Neighborhood 1109 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.25042973 -95.66037162																																																																																																																									
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Lot Data		Square-Foot - NBHD 1109 #1		Primary Image	
Lot Size					
Lot Count					
Units Buildable	1				
Non-Ag Acres	0.1689				
Topography					
Street Access					
Utilities					
Amenities		0			
		0			
Method	Square-Foot				
Base Lot Value	7,358.00 x 5.95 = 43,780				
Factor Value					
Adjustments	1.0000				
Lot Value	43,780				
Residential Data				\\tsclient\T\TOM\COMMERCIAL PICS\2022-06-27\IMG_0022.JPG 6/29/2022	
Type	1 Single Family Residence			GRM Approach	
Condition	3 - Average			GRM Code	
Quality	2.5 - Fair			Gross Rent 0.00	
Architecture				Indicated Value	
Style	100% One Story			Multiple Regression	
Exterior Wall	90% Frame, Siding, Wood 10% Veneer, Masonry			MRA Code 1 Test	
Base/Total Area	1,226 / 1,226			Adusted R 0.8445	
Style	100% One Story			Indicated Value 153,330 125.07 Per SqFt	
HVAC	100% Warmed & Cooled Air			Direct Comparables	
Roof Cover	1 Composition Shingle			Selection Model A Adam Test	
Area on Slab	1,226			Adjustment Model 1 2022 Residential	
Fixture/RghIn	11 /			Comparables 8	
Bed/F/H Bath	3 / 2.0 /			Indicated Value 153,650 Per SqFt	
Basement Area				Value Reconciliation	
Garage Type	400 Attached Garage - Unfinished			Selected Approach Cost Approach	
Remodel				Improvements 124,099	
Year/Eff Age	1995 / 23			Lot Value 43,780	
Cost Approach				Indicated Value 167,879 136.93 Per SqFt	
Manual : 01/2025				Agland Value	
Base Cost	101.44	Total Misc Impr	+ 8,877	Site Improvements	
Roofing Adj	+ 4.63	Garage Cost	+ 11,700	Total Value 167,879 136.93 Total Value Per SqFt	
Subfloor Adj	+ -1.20	Total RCN	= 177,284		
Heat/Cool Adj	+ 11.47	Depreciation (30%)	- 53,185		
Plumbing Adj	+ 11.48	Lump Sums	+ 0		
Basement Adj	+ 0.00	RCNLD	= 124,099		
Adj Base Cost	= 127.82	Lot Value	+ 43,780		
Total Area	x 1,226	Indicated Value	= 167,879		
Adjusted Cost	= 156,707	Value Per SqFt	136.93		

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	74945	178		178	23.65		4,210
PRCH	SLAB PORCH - COVERED	74946	18x11		198	23.57		4,667



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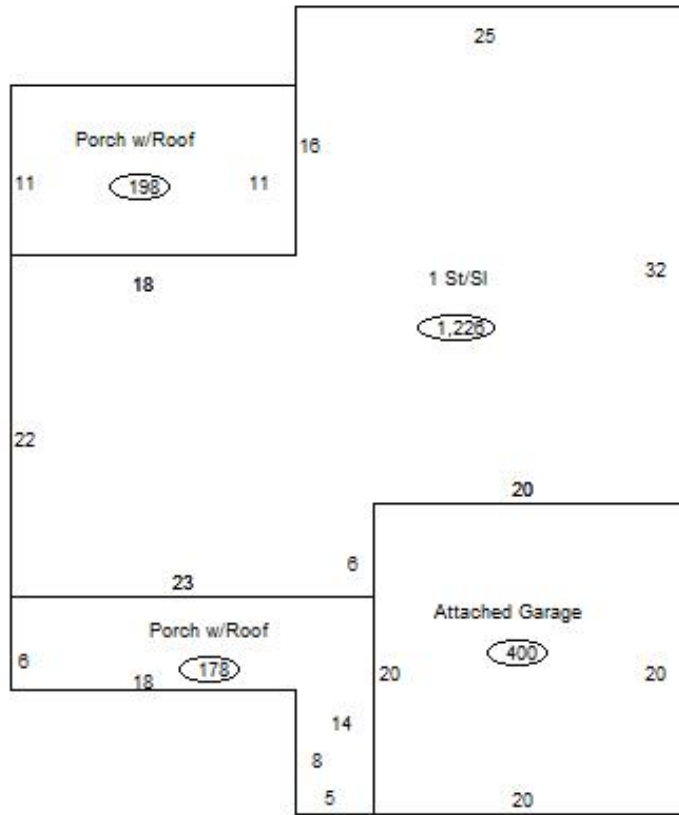
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Sketch Image

660031523



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,226	1.000	1,226
2	G	1		13	Attached Garage	400	1.000	400
3	M	PRCH		13	SLBC	178	1.000	178
4	M	PRCH		13	SLBC	198	1.000	198
Total Building Area						1,226		1,226