



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image									
Account	660031525													
Parcel ID	000000-00-0-00075-003-0014													
Cadastral ID	36-21-15-08550													
Property Type	REAL - Real Property													
Property Class	URP	VI Area 4												
Tax Area	80 - VERDIGRIS TOWN/ VERDIGRI													
Name ID	332611													
VARLEY, ADAM F														
9483 E ASPENWOOD DR CLAREMORE OK 74019-0000														
Parcel Location														
Situs	09483 E ASPENWOOD DR													
Subdivision	BRIDGEPORT 1													
Lot/Block	0014 / 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 Lat/Long: 36.25045496 -95.66087808														
Building Permits														
LOT 14 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> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	No	1,000											
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
/	DEFFENBAUGH, HAILEY N &	10/30/2020	137,000	YES										
2469/194	WEIBEL, PAUL & KATHLEEN	04/21/2015	105,000	YES										
2291/364	WHITE, ERIKA R &	11/15/2012	101,330	YES										
2047/838	WHITE, SHANNON K & JUSTIN-E	07/17/2009	0	4										
1480/735	GRIFFIN, AMY REBECCA	05/22/2003	90,000	YES										
1034/261	VREELAND, FRANK	08/01/1996	61,500	Yes										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax						
Remove Cap	2021	Land Value	38,735	38,735	11%	4,261	Assessed	17,754	1,848.76					
Year Frozen	0	Improvements	122,668	122,668		13,493	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	161,403	161,403		17,754	Total Taxable	17,754	1,849.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660031525	VARLEY, ADAM F	80	160,083	0	17,609	1,834.00							
2024	2024-660031525	VARLEY, ADAM F	80	162,735	0	17,198	1,648.00							
2023	2023-660031525	VARLEY, ADAM F	80	148,907	0	16,380	1,547.00							
2022	2022-660031525	VARLEY, ADAM F	80	145,834	0	16,004	1,538.00							
2021	2021-660031525	VARLEY, ADAM F	80	138,556	0	15,242	1,427.00							
2020	2020-660031525	DEFFENBAUGH, HAILEY N &	80	116,298	1000	11,102	1,052.00							
2019	2019-660031525	DEFFENBAUGH, HAILEY N &	80	106,813	1000	10,749	1,034.00							
2018	2018-660031525	DEFFENBAUGH, HAILEY N &	80	109,522	1000	11,047	1,063.00							
2017	2017-660031525	DEFFENBAUGH, HAILEY N &	80	108,674	1000	10,954	1,057.00							
2016	2016-660031525	DEFFENBAUGH, HAILEY N &	80	106,069	1000	10,668	1,032.00							
2015	2015-660031525	DEFFENBAUGH, HAILEY N &	80	104,112	0	11,452	1,106.00							
2014	2014-660031525	WEIBEL, PAUL & KATHLEEN	80	104,879	0	11,537	1,054.00							
2013	2013-660031525	WEIBEL, PAUL & KATHLEEN	80	104,931	0	11,542	1,093.00							




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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> 0.1494 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> 0  <b>Method</b> Square-Foot <b>Base Lot Value</b> 6,510.00 x 5.95 = 38,735 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 38,735		 <p style="text-align: right; color: orange;">06/27/2022</p> <p>\\tsclient\T\TOM\COMMERCIAL PICS\2022-06-27\IMG_0020.JPG 6/29/2022</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>	1996 / 23

### 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>	153,085 127.25 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>	155,790 Per SqFt

### Value Reconciliation

<b>Selected Approach</b>	Cost Approach
<b>Improvements</b>	122,668
<b>Lot Value</b>	38,735
<b>Indicated Value</b>	161,403 134.17 Per SqFt
<b>Agland Value</b>	
<b>Site Improvements</b>	
<b>Total Value</b>	161,403 134.17 Total Value Per SqFt

### Cost Approach Manual : 01/2025

<b>Base Cost</b>	101.85	<b>Total Misc Impr</b>	+ 8,991
<b>Roofing Adj</b>	+ 4.66	<b>Garage Cost</b>	+ 11,700
<b>Subfloor Adj</b>	+ -1.21	<b>Total RCN</b>	= 175,240
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 30%)</b>	- 52,572
<b>Plumbing Adj</b>	+ 11.70	<b>Lump Sums</b>	+ 0
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 122,668
<b>Adj Base Cost</b>	= 128.47	<b>Lot Value</b>	+ 38,735
<b>Total Area</b>	x 1,203	<b>Indicated Value</b>	= 161,403
<b>Adjusted Cost</b>	= 154,549	<b>Value Per SqFt</b>	134.17

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	74953	183		183	23.63		4,324
PRCH	SLAB PORCH - COVERED	74954	18x11		198	23.57		4,667



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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,203	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	198	1.000	198
<b>Total Building Area</b>						1,203		1,203