



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:15:23
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660031532 Parcel ID 000000-00-0-00075-003-0021 Cadastral ID 36-21-15-08620 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 341669 WARNER, TYLER 9413 E ASPENWOOD DR CLAREMORE OK 74019-0000 Parcel Location Situs 09413 E ASPENWOOD DR Subdivision BRIDGEPORT 1 Lot/Block 0021 / 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: 36.25048054 -95.66237944																																																																																																																									
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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data		Square-Foot - NBHD 1109 #1		Primary Image	
Lot Size					
Lot Count					
Units Buildable	1				
Non-Ag Acres	0.1477				
Topography					
Street Access					
Utilities					
Amenities		0			
		0			
Method	Square-Foot				
Base Lot Value	6,433.00 x 5.95 = 38,276				
Factor Value					
Adjustments	1.6000				
Lot Value	61,242				
Residential Data				\\tsclient\T\TOM\COMMERCIAL PICS\2022-06-27\IMG_0013.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	1,517 / 1,517			Adusted R 0.8445	
Style	100% One Story			Indicated Value 172,969 114.02 Per SqFt	
HVAC	100% Warmed & Cooled Air			Direct Comparables	
Roof Cover	1 Composition Shingle			Selection Model A Adam Test	
Area on Slab	1,517			Adjustment Model 1 2022 Residential	
Fixture/RghIn	12 /			Comparables 8	
Bed/F/H Bath	3 / 2.0 /			Indicated Value 184,500 Per SqFt	
Basement Area				Value Reconciliation	
Garage Type	420 Attached Garage - Unfinished			Selected Approach Cost Approach	
Remodel				Improvements 139,954	
Year/Eff Age	1995 / 23			Lot Value 61,242	
Cost Approach		Manual : 01/2025		Indicated Value 201,196 132.63 Per SqFt	
Base Cost	96.32	Total Misc Impr	+ 4,095	Agland Value	
Roofing Adj	+ 4.40	Garage Cost	+ 12,100	Site Improvements	
Subfloor Adj	+ -1.15	Total RCN	= 199,934	Total Value 201,196 132.63 Total Value Per SqFt	
Heat/Cool Adj	+ 11.47	Depreciation (30%)	- 59,980		
Plumbing Adj	+ 10.08	Lump Sums	+ 0		
Basement Adj	+ 0.00	RCNLD	= 139,954		
Adj Base Cost	= 121.12	Lot Value	+ 61,242		
Total Area	x 1,517	Indicated Value	= 201,196		
Adjusted Cost	= 183,739	Value Per SqFt	132.63		

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	74980	173		173	23.67	4,095



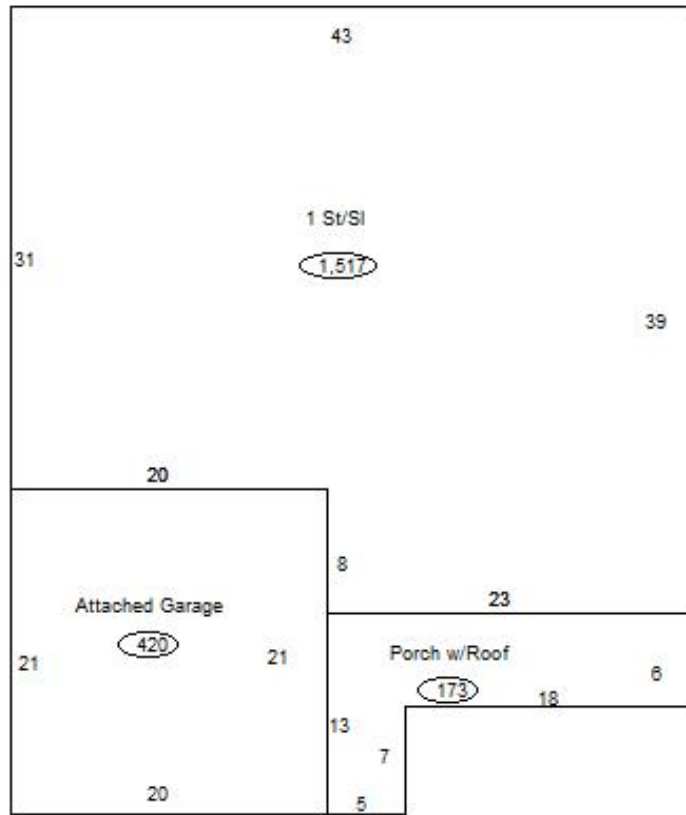
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Sketch Image

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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	1,517	1.000	1,517
2	G	1		13	Attached Garage	420	1.000	420
3	M	PRCH		13	SLBC	173	1.000	173
Total Building Area						1,517		1,517



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual 2	Cond 3	Year	Eff Age	1520	

Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x)				