




# 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> 660031533 <b>Parcel ID</b> 000000-00-0-00075-003-0022 <b>Cadastral ID</b> 36-21-15-08630 <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> 297703 DOWDELL, TERANCE  9403 E ASPENWOOD DR CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 09403 E ASPENWOOD DR <b>Subdivision</b> BRIDGEPORT 1 <b>Lot/Block</b> 0022 / 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					 <p>\\tsclient\T\TOM\COMMERCIAL PICS\2022-06-27\IMG_0012.JPG 6/29/2022</p>																																																	
<b>Legal Description</b> Lat/Long: 36.25043858 -95.66246299																																																						
LOT 22 BLOCK 3 BRIDGEPORT 1					<b>Building Permits</b> <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																																								
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<b>Exemptions</b>					<b>Sale History</b>																																																	
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																																													
					1948/243	WEYGAND, SAMMY II	04/11/2008	113,000	YES																																													
					1822/812	HESS, MATTHEW D &	11/06/2006	103,000	YES																																													
					1629/275	WEAVER, MARVIN DALE	10/20/2004	85,500	YES																																													
					1458/629	SEC OF HOUSING & URBAN DEV	03/13/2003	0	1																																													
					1392/401	GAYNOR, CHRISTOPHER J &	04/25/2002	0	10																																													
					1146/588	SPENCER, DEBRA J	12/09/1998	68,500	No																																													
<b>Parcel Valuation</b>					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>104.132</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2009</td> <td>Land Value 44,155</td> <td>37,093</td> <td>11%</td> <td>4,080</td> <td>Assessed</td> <td>15,772</td> <td>1,642.37</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 106,289</td> <td>106,289</td> <td> </td> <td>11,692</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 150,444</td> <td>143,382</td> <td> </td> <td>15,772</td> <td>Total Taxable</td> <td>15,772</td> <td>1,642.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	Remove Cap	2009	Land Value 44,155	37,093	11%	4,080	Assessed	15,772	1,642.37	Year Frozen	0	Improvements 106,289	106,289		11,692	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 150,444	143,382		15,772	Total Taxable	15,772	1,642.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660031533	DOWDELL, TERANCE	80	148,169	0	15,022	1,564.00																																															
2024	2024-660031533	DOWDELL, TERANCE	80	149,076	0	14,306	1,371.00																																															
2023	2023-660031533	DOWDELL, TERANCE	80	124,460	0	13,625	1,286.00																																															
2022	2022-660031533	DOWDELL, TERANCE	80	124,457	0	12,975	1,247.00																																															
2021	2021-660031533	DOWDELL, TERANCE	80	120,214	0	12,358	1,156.00																																															
2020	2020-660031533	DOWDELL, TERANCE	80	110,975	0	11,770	1,104.00																																															
2019	2019-660031533	DOWDELL, TERANCE	80	101,901	0	11,209	1,067.00																																															
2018	2018-660031533	DOWDELL, TERANCE	80	105,646	0	11,621	1,108.00																																															
2017	2017-660031533	DOWDELL, TERANCE	80	104,826	0	11,531	1,102.00																																															
2016	2016-660031533	DOWDELL, TERANCE	80	102,324	0	11,256	1,079.00																																															
2015	2015-660031533	DOWDELL, TERANCE	80	101,371	0	11,151	1,077.00																																															
2014	2014-660031533	DOWDELL, TERANCE	80	102,127	0	11,234	1,027.00																																															
2013	2013-660031533	DOWDELL, TERANCE	80	100,938	0	10,846	1,027.00																																															




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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> 0.1704 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> 0  <b>Method</b> Square-Foot <b>Base Lot Value</b> 7,421.00 x 5.95 = 44,155 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 44,155		 <p style="text-align: right; color: orange;">06/27/2022</p> <p>\\tsclient\T\TOM\COMMERCIAL PICS\2022-06-27\IMG_0012.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>	1,108 / 1,108
<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>	1,108
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	441 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1994 / 24

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	101.77	<b>Total Misc Impr</b>	+ 436	<b>Roofing Adj</b>	+ 4.65	<b>Garage Cost</b>	+ 12,507
<b>Subfloor Adj</b>	+ -1.21	<b>Total RCN</b>	= 156,307	<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 32%)</b>	- 50,018
<b>Plumbing Adj</b>	+ 12.71	<b>Lump Sums</b>	+ 0	<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 106,289
<b>Adj Base Cost</b>	= 129.39	<b>Lot Value</b>	+ 44,155	<b>Total Area</b>	x 1,108	<b>Indicated Value</b>	= 150,444
		<b>Value Per SqFt</b>	135.78	<b>Adjusted Cost</b>	= 143,364		

### 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>	148,608 134.12 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>	143,560 Per SqFt

### Value Reconciliation

<b>Selected Approach</b>	Cost Approach
<b>Improvements</b>	106,289
<b>Lot Value</b>	44,155
<b>Indicated Value</b>	150,444 135.78 Per SqFt
<b>Agland Value</b>	
<b>Site Improvements</b>	
<b>Total Value</b>	150,444 135.78 Total Value Per SqFt

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	74983	9x2		18	24.21		436



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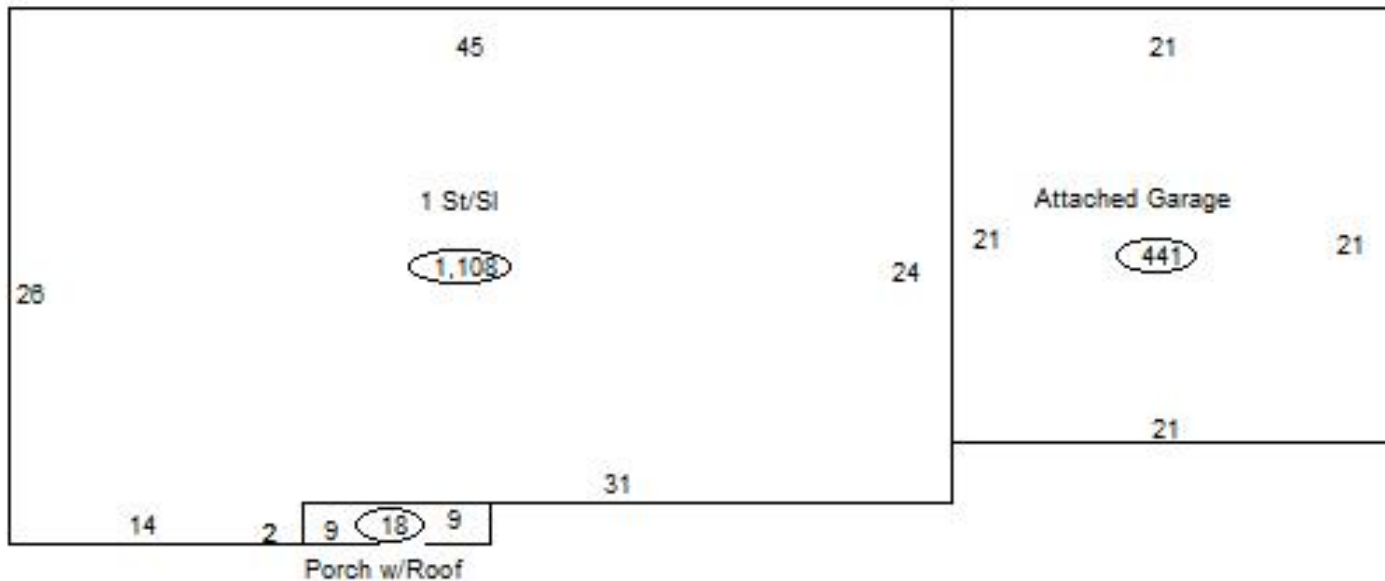
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### Sketch Image

660031533



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,108	1.000	1,108
2	G	1		13	Attached Garage	441	1.000	441
3	M	PRCH		13	SLBC	18	1.000	18
<b>Total Building Area</b>						1,108		1,108