



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:03:00
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Assessment Data					Primary Image																																																					
Account 660031537 Parcel ID 000000-00-0-00075-004-0004 Cadastral ID 36-21-15-08670 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 346791 BLALOCK, TERALL III & KAILEE BRANSON 9432 E CHERRYWOOD DR CLAREMORE OK 74019-0000 Parcel Location Situs 09432 E CHERRYWOOD DR Subdivision BRIDGEPORT 1 Lot/Block 0004 / 0004 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: 36.25140865 -95.66169423																																																										
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																																												
Number	Description	Opened	Closed	Amount																																																						
Exemptions					Sale History																																																					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																																	
					/	ARRINGTON, EMILY E	03/18/2025	190,000	YES																																																	
					/	ROWAN, LAYTON T	10/23/2020	125,000	YES																																																	
					2407/612	BERGERON, BRYAN P	06/13/2014	86,000	YES																																																	
					2172/299	TRIPP, PHILIP C	05/06/2011	110,000	YES																																																	
					1584/518	MCCAW, BARBARA J	04/27/2004	83,000	YES																																																	
					1313/945	BARRINGTON, MELISSA A	08/24/2001	75,500	YES																																																	
Parcel Valuation					<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>2026</td> <td>Land Value</td> <td>56,120</td> <td>56,120</td> <td>11%</td> <td>6,173</td> <td>Assessed</td> <td>20,900</td> <td>2,176.36</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements</td> <td>133,881</td> <td>133,881</td> <td></td> <td>14,727</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>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</td> <td>190,001</td> <td>190,001</td> <td></td> <td>20,900</td> <td>Total Taxable</td> <td>20,900</td> <td>2,176.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	Remove Cap	2026	Land Value	56,120	56,120	11%	6,173	Assessed	20,900	2,176.36	Year Frozen	0	Improvements	133,881	133,881		14,727	Penalty	0		Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value	190,001	190,001		20,900	Total Taxable	20,900	2,176.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																			
2025	2025-660031537	BLALOCK, TERALL III &	80	144,651	0	14,626	1,523.00																																																			
2024	2024-660031537	ARRINGTON, EMILY E	80	146,988	0	13,930	1,336.00																																																			
2023	2023-660031537	ARRINGTON, EMILY E	80	120,603	0	13,267	1,253.00																																																			
2022	2022-660031537	ARRINGTON, EMILY E	80	119,201	0	13,113	1,260.00																																																			
2021	2021-660031537	ARRINGTON, EMILY E	80	124,401	0	13,685	1,281.00																																																			
2020	2020-660031537	ROWAN, LAYTON T	80	108,608	0	11,499	1,078.00																																																			
2019	2019-660031537	ROWAN, LAYTON T	80	99,561	0	10,952	1,043.00																																																			
2018	2018-660031537	ROWAN, LAYTON T	80	104,416	0	11,486	1,094.00																																																			
2017	2017-660031537	ROWAN, LAYTON T	80	103,599	0	11,396	1,088.00																																																			
2016	2016-660031537	ROWAN, LAYTON T	80	101,158	0	11,127	1,067.00																																																			
2015	2015-660031537	ROWAN, LAYTON T	80	100,073	0	11,008	1,063.00																																																			
2014	2014-660031537	ROWAN, LAYTON T	80	109,079	0	11,999	1,097.00																																																			
2013	2013-660031537	BERGERON, BRYAN P	80	107,681	0	11,831	1,120.00																																																			



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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.1436		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	6,253.00 x 5.95 = 37,205		
Factor Value			
Adjustments	1.5084		
Lot Value	56,120		



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Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	80% Frame, Siding, Wood 20% Veneer, Masonry
Base/Total Area	1,089 / 1,089
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,089
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished
Remodel	PARTIAL -
Year/Eff Age	1995 / 14

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	144,926 133.08 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	147,400 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	133,881
Lot Value	56,120
Indicated Value	190,001 174.47 Per SqFt
Agland Value	
Site Improvements	
Total Value	190,001 174.47 Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	103.17	Total Misc Impr	+ 5,012				
Roofing Adj	+ 4.67	Garage Cost	+ 11,700				
Subfloor Adj	+ -1.22	Total RCN	= 159,382				
Heat/Cool Adj	+ 11.47	Depreciation (16%)	- 25,501				
Plumbing Adj	+ 12.92	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 133,881				
Adj Base Cost	= 131.01	Lot Value	+ 56,120				
Total Area	x 1,089	Indicated Value	= 190,001				
Adjusted Cost	= 142,670	Value Per SqFt	174.47				

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	74997	11x6		66	24.06		1,588
PRCH	SLAB PORCH - COVERED	74998	12x12		144	23.78		3,424



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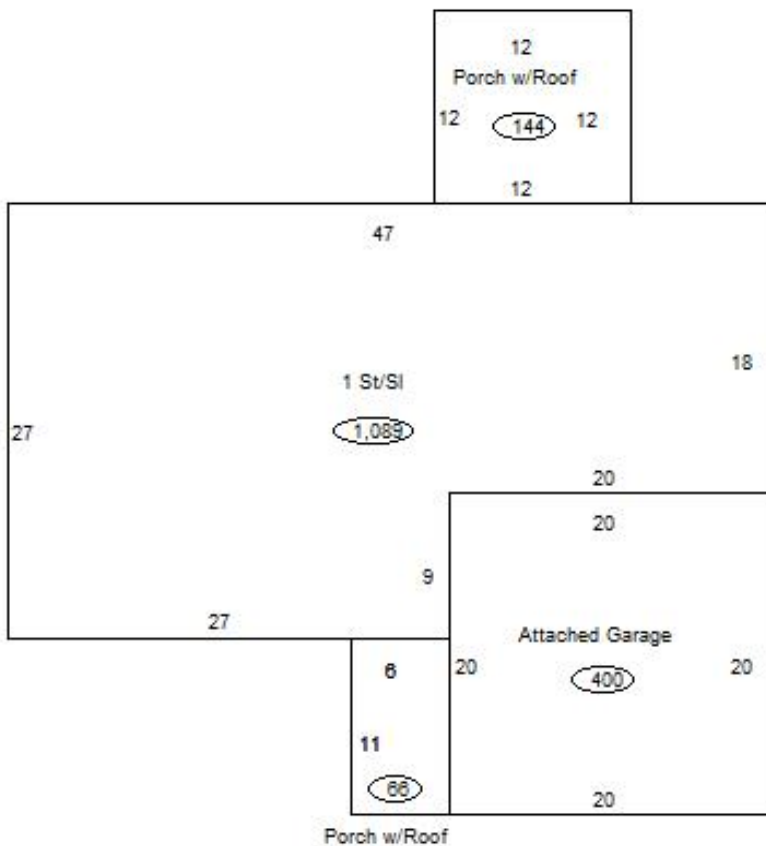
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Sketch Image

660031537



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,089	1.000	1,089
2	G	1		13	Attached Garage	400	1.000	400
3	M	PRCH		13	SLBC	66	1.000	66
4	M	PRCH		13	SLBC	144	1.000	144
Total Building Area						1,089		1,089