



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:11:42
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Assessment Data					Primary Image																																																																																																																				
Account 660031538 Parcel ID 000000-00-0-00075-004-0005 Cadastral ID 36-21-15-08680 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 345975 MARVEGGIO, DRACHE & ALEIGHA PEREZ 9442 E CHERRYWOOD DR CLAREMORE OK 74019-0000 Parcel Location Situs 09442 E CHERRYWOOD DR Subdivision BRIDGEPORT 1 Lot/Block 0005 / 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: 36.25148816 -95.66173468																																																																																																																									
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Lot Data	Square-Foot - NBHD 1109 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.147 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 6,405.00 x 5.95 = 38,110 Factor Value Adjustments 1.6625 Lot Value 63,357		 <p>\\tsclient\T\TOM\COMMERCIAL PICS\2022-06-27\IMG_0030.JPG 6/29/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	90% Frame, Siding, Wood 10% Veneer, Masonry
Base/Total Area	1,169 / 1,169
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,169
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished
Remodel	STANDARD -
Year/Eff Age	1995 / 18

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	149,833 128.17 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	160,470 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	128,166
Lot Value	63,357
Indicated Value	191,523 163.83 Per SqFt
Agland Value	
Site Improvements	
Total Value	191,523 163.83 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	105.22	Total Misc Impr	+ 2,808
Roofing Adj	+ 4.80	Garage Cost	+ 11,700
Subfloor Adj	+ -1.23	Total RCN	= 164,315
Heat/Cool Adj	+ 11.47	Depreciation (22%)	- 36,149
Plumbing Adj	+ 7.89	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 128,166
Adj Base Cost	= 128.15	Lot Value	+ 63,357
Total Area	x 1,169	Indicated Value	= 191,523
Adjusted Cost	= 149,807	Value Per SqFt	163.83

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	75001	13x5		65	24.06		1,564
PATO	SLAB PORCH - OPEN	75002	116		116	10.72		1,244



Rogers

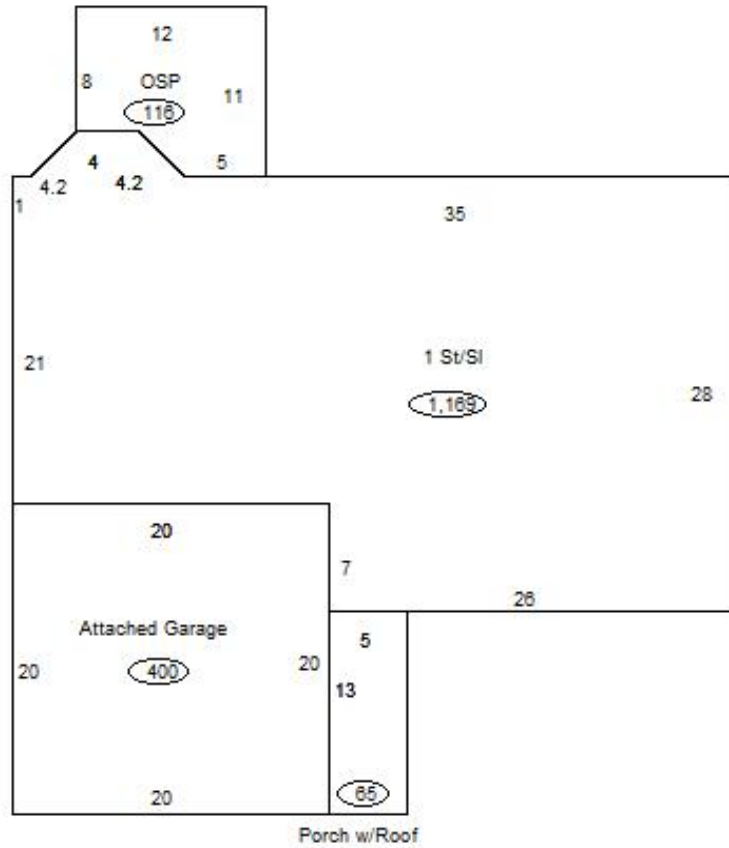
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Sketch Image

660031538



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,169	1.000	1,169
2	G	1		13	Attached Garage	400	1.000	400
3	M	PRCH		13	SLBC	65	1.000	65
4	M	PATO		13	Open Slab	116	1.000	116
Total Building Area						1,169		1,169