



# 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> 660031546 <b>Parcel ID</b> 000000-00-0-00075-004-0013 <b>Cadastral ID</b> 36-21-15-08760 <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> 334861 MAGIERA PROPERTIES LLC  25004 S OAK ST CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 09497 BIRCHWOOD <b>Subdivision</b> BRIDGEPORT 1 <b>Lot/Block</b> 0013 / 0004 <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																																							
\\tsclient\T\TOM\COMMERCIAL PICS\2022-06-27\IMG_0044.JPG 6/29/2022																																							
Legal Description					Building Permits																																		
Lat/Long: 36.25122920 -95.66081699 LOT 13 BLOCK 4 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																									
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Parcel Valuation																																							
Source		REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax																														
Remove Cap		2022	Land Value	37,545	37,545	11%	4,130	Assessed	17,781	1,851.57																													
Year Frozen		0	Improvements	124,099	124,099		13,651	Penalty	0																														
Uncapped Value		0	Mobile Home	0	0		0	Exemption	0	0.00																													
TIF Project ID		0	Total Value	161,644	161,644		17,781	Total Taxable	17,781	1,852.00																													
Assessment History																																							
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																														
2025	2025-660031546	MAGIERA PROPERTIES LLC			80	156,932	0	17,263	1,798.00																														
2024	2024-660031546	MAGIERA PROPERTIES LLC			80	159,723	0	17,570	1,684.00																														
2023	2023-660031546	MAGIERA PROPERTIES LLC			80	156,000	0	17,160	1,620.00																														
2022	2022-660031546	MAGIERA PROPERTIES LLC			80	156,000	0	17,160	1,649.00																														
2021	2021-660031546	MAGIERA PROPERTIES LLC			80	133,037	1000	11,541	1,090.00																														
2020	2020-660031546	JOHNS, JERRELL G &			80	122,018	1000	11,176	1,058.00																														
2019	2019-660031546	JOHNS, JERRELL G &			80	114,021	1000	10,822	1,041.00																														
2018	2018-660031546	JOHNS, JERRELL G &			80	117,203	1000	10,477	1,009.00																														
2017	2017-660031546	JOHNS, JERRELL G &			80	116,283	1000	10,143	980.00																														
2016	2016-660031546	JOHNS, JERRELL G &			80	113,428	1000	9,819	951.00																														
2015	2015-660031546	JOHNS, JERRELL G &			80	111,224	1000	9,503	928.00																														
2014	2014-660031546	JOHNS, JERRELL G &			80	112,071	1000	9,198	851.00																														
2013	2013-660031546	JOHNS, JERRELL G &			80	111,211	1000	8,900	853.00																														




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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> 0.1448 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> 0  <b>Method</b> Square-Foot <b>Base Lot Value</b> 6,310.00 x 5.95 = 37,545 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 37,545		

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>	1,226 / 1,226
<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>	1,226
<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>	1995 / 23

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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>Adjusted R</b>	0.8445		
<b>Indicated Value</b>	153,330	125.07	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>	150,350		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	101.44	<b>Total Misc Impr</b>	+ 8,877				
<b>Roofing Adj</b>	+ 4.63	<b>Garage Cost</b>	+ 11,700				
<b>Subfloor Adj</b>	+ -1.20	<b>Total RCN</b>	= 177,284				
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 30%)</b>	- 53,185				
<b>Plumbing Adj</b>	+ 11.48	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 124,099				
<b>Adj Base Cost</b>	= 127.82	<b>Lot Value</b>	+ 37,545				
<b>Total Area</b>	x 1,226	<b>Indicated Value</b>	= 161,644				
<b>Adjusted Cost</b>	= 156,707	<b>Value Per SqFt</b>	131.85				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	124,099		
<b>Lot Value</b>	37,545		
<b>Indicated Value</b>	161,644	131.85	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	161,644	131.85	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	75035	178		178	23.65		4,210
PRCH	SLAB PORCH - COVERED	75036	18x11		198	23.57		4,667



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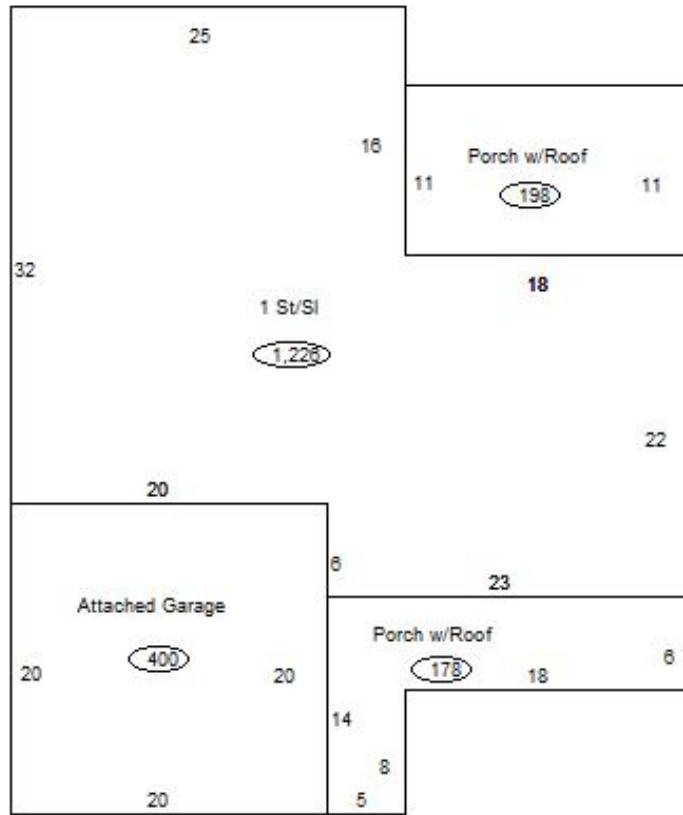
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### Sketch Image

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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/SI	1,226	1.000	1,226
2	G	1		13	Attached Garage	400	1.000	400
3	M	PRCH		13	SLBC	178	1.000	178
4	M	PRCH		13	SLBC	198	1.000	198
<b>Total Building Area</b>						1,226		1,226



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