



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:15:39
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660031548 Parcel ID 000000-00-0-00075-004-0015 Cadastral ID 36-21-15-08780 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 325635 TURNER, CHRISTOPHER B 9477 E BIRCHWOOD DR CLAREMORE OK 74019-0000 Parcel Location Situs 09477 BIRCHWOOD Subdivision BRIDGEPORT 1 Lot/Block 0015 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 36 / 21 / 15 / 5 Neighborhood 1109 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS																																																																																																																									
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Lat/Long: 36.25120191 -95.66114256 LOT 15 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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Page 2

Lot Data	Square-Foot - NBHD 1109 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.1481 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 6,452.00 x 5.95 = 38,389 Factor Value Adjustments 1.0000 Lot Value 38,389		

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	1,174 / 1,174
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,174
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	380 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1995 / 23

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	148,353	126.37	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	149,590		Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	100.54	Total Misc Impr	+	3,024	
Roofing Adj	+ 4.58	Garage Cost	+	11,256	
Subfloor Adj	+ -1.17	Total RCN	=	163,859	
Heat/Cool Adj	+ 11.47	Depreciation (30%)	-	49,158	
Plumbing Adj	+ 11.99	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	114,701	
Adj Base Cost	= 127.41	Lot Value	+	38,389	
Total Area	x 1,174	Indicated Value	=	153,090	
Adjusted Cost	= 149,579	Value Per SqFt		130.40	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	114,701		
Lot Value	38,389		
Indicated Value	153,090	130.40	Per SqFt
Agland Value			
Site Improvements			
Total Value	153,090	130.40	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	75044	9x7		63	24.07		1,516
PATO	SLAB PORCH - OPEN	75045	12x12		144	10.47		1,508



Rogers

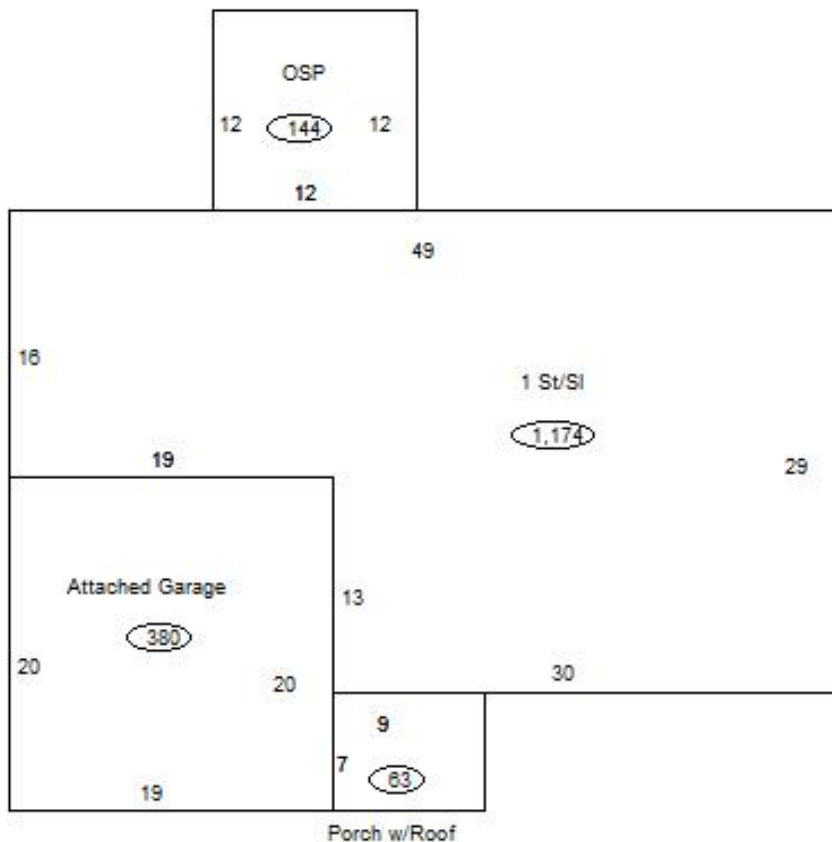
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 Page 3

Sketch Image

660031548



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,174	1.000	1,174
2	G	1		13	Attached Garage	380	1.000	380
3	M	PRCH		13	SLBC	63	1.000	63
4	M	PATO		13	Open Slab	144	1.000	144
Total Building Area						1,174		1,174