



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:17:23  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660031551 <b>Parcel ID</b> 000000-00-0-00075-004-0018 <b>Cadastral ID</b> 36-21-15-08810 <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> 224134 LAMASON, J WILSON & NANCY LEE  <b>TRUSTEES</b> 21605 S 4120 RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 09447 BIRCHWOOD <b>Subdivision</b> BRIDGEPORT 1 <b>Lot/Block</b> 0018 / 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																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.25119614 -95.66173931																																																																																																																									
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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.1497		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	6,522.00 x 5.95 = 38,806		
Factor Value			
Adjustments	1.0000		
Lot Value	38,806		



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Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	95% Frame, Siding, Wood 5% Veneer, Masonry
Base/Total Area	1,203 / 1,203
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,203
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1995 / 27

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	151,919 126.28 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	148,620 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	113,114
Lot Value	38,806
Indicated Value	151,920 126.28 Per SqFt
Agland Value	
Site Improvements	
Total Value	151,920 126.28 Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	101.40	Total Misc Impr	+	11,032
Roofing Adj	+ 4.66	Garage Cost	+	11,700
Subfloor Adj	+ -1.21	Total RCN	=	176,740
Heat/Cool Adj	+ 11.47	Depreciation ( 36%)	-	63,626
Plumbing Adj	+ 11.70	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	113,114
Adj Base Cost	= 128.02	Lot Value	+	38,806
Total Area	x 1,203	Indicated Value	=	151,920
Adjusted Cost	= 154,008	Value Per SqFt		126.28

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	75056	18x16		288	23.29		6,708
PRCH	SLAB PORCH - COVERED	75057	183		183	23.63		4,324



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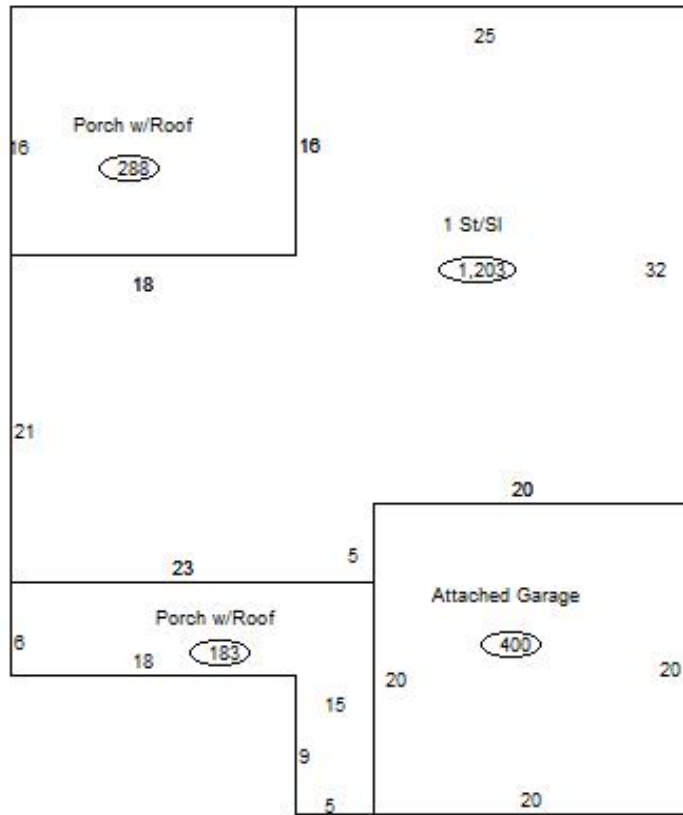
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### Sketch Image

660031551



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,203	1.000	1,203
2	G	1		13	Attached Garage	400	1.000	400
3	M	PRCH		13	SLBC	288	1.000	288
4	M	PRCH		13	SLBC	183	1.000	183
<b>Total Building Area</b>						1,203		1,203