



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:11:07
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Assessment Data					Primary Image																																																																																																																				
Account 660031559 Parcel ID 000000-00-0-00075-005-0004 Cadastral ID 36-21-15-08890 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 339042 YORK, TODD ALDEN 8365 OVERLOOK TRAIL CLAREMORE OK 74019-0000 Parcel Location Situs 09435 E CHERRYWOOD DR Subdivision BRIDGEPORT 1 Lot/Block 0004 / 0005 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: 36.25194700 -95.66202288																																																																																																																									
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Lot Data	Square-Foot - NBHD 1109 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.1487 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 6,479.00 x 5.95 = 38,550 Factor Value Adjustments 1.0000 Lot Value 38,550		 <p>06/27/2022</p> <p>\\tsclient\T\TOM\COMMERCIAL PICS\2022-06-27\IMG_0048.JPG 6/29/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	95% Frame, Siding, Wood 5% Veneer, Masonry
Base/Total Area	1,108 / 1,108
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,108
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1993 / 25

Cost Approach				Manual : 01/2025			
Base Cost	108.64	Total Misc Impr	+ 11,342				
Roofing Adj	+ 5.12	Garage Cost	+ 14,498				
Subfloor Adj	+ -2.42	Total RCN	= 169,359				
Heat/Cool Adj	+ 12.64	Depreciation (31%)	- 52,501				
Plumbing Adj	+ 5.55	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 116,858				
Adj Base Cost	= 129.53	Lot Value	+ 38,550				
Total Area	x 1,108	Indicated Value	= 155,408				
Adjusted Cost	= 143,519	Value Per SqFt	140.26				

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	160,983 145.29 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	168,730 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	116,858
Lot Value	38,550
Indicated Value	155,408 140.26 Per SqFt
Agland Value	
Site Improvements	
Total Value	155,408 140.26 Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	75088	13x6		78	26.68		2,081
PATO	SLAB PORCH - OPEN	75089	20x17		340	8.76		2,978
PRCH	SLAB PORCH - COVERED	140258	20x12		240	26.18		6,283



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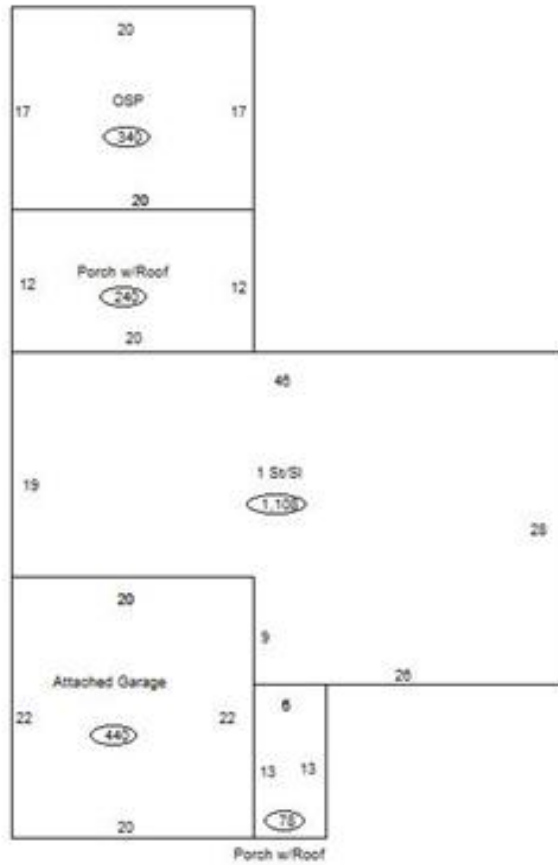
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Sketch Image

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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/Sl	1,108	1.000	1,108
2	G	1		13	Attached Garage	440	1.000	440
3	M	PRCH		13	SLBC	78	1.000	78
4	M	PATO		13	Open Slab	340	1.000	340
5	M	PRCH		13	SLBC	240	1.000	240
Total Building Area						1,108		1,108



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