



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 22:11:09  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660031560 <b>Parcel ID</b> 000000-00-0-00075-005-0005 <b>Cadastral ID</b> 36-21-15-08900 <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> 340644 FIEDLER, REBECCA  9445 E CHERRYWOOD DR CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 09445 CHERRYWOOD <b>Subdivision</b> BRIDGEPORT 1 <b>Lot/Block</b> 0005 / 0005 <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					<p>\\tsclient\T\TOM\COMMERCIAL PICS\2022-06-27\IMG_0049.JPG 6/29/2022</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.25190097 -95.66167825 LOT 5 BLOCK 5 BRIDGEPORT 1																																																																																																																									
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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> 0.1455 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> 0  <b>Method</b> Square-Foot <b>Base Lot Value</b> 6,340.00 x 5.95 = 37,723 <b>Factor Value</b> <b>Adjustments</b> 2.0000 <b>Lot Value</b> 75,446		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2 - Fair
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	5% Veneer, Masonry 95% Frame, Siding, Wood
<b>Base/Total Area</b>	1,044 / 1,044
<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>	1,044
<b>Fixture/RghIn</b>	7 /
<b>Bed/F/H Bath</b>	3 / 1.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	380 Attached Garage - Unfinished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	1993 / 25

\\tsclient\TOM\COMMERCIAL PICS\2022-06-27\IMG\_0049.JPG 6/29/2022

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>Adusted R</b>	0.8445		
<b>Indicated Value</b>	125,292	120.01	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>	131,740		Per SqFt

Cost Approach				Manual : 01/2025	
<b>Base Cost</b>	94.90	<b>Total Misc Impr</b>	+	2,725	
<b>Roofing Adj</b>	+ 4.25	<b>Garage Cost</b>	+	9,568	
<b>Subfloor Adj</b>	+ 0.00	<b>Total RCN</b>	=	134,838	
<b>Heat/Cool Adj</b>	+ 10.30	<b>Depreciation ( 37%)</b>	-	49,890	
<b>Plumbing Adj</b>	+ 7.93	<b>Lump Sums</b>	+	0	
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	84,948	
<b>Adj Base Cost</b>	= 117.38	<b>Lot Value</b>	+	75,446	
<b>Total Area</b>	x 1,044	<b>Indicated Value</b>	=	160,394	
<b>Adjusted Cost</b>	= 122,545	<b>Value Per SqFt</b>		153.63	

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	84,948		
<b>Lot Value</b>	75,446		
<b>Indicated Value</b>	160,394	153.63	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	160,394	153.63	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	75092	12x6		72	21.07		1,517
PATO	SLAB PORCH - OPEN	75093	12x10		120	10.07		1,208

